

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 13, 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 Tel: 954-603-0033 * Fax 954-345-1292

July 6, 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, July 13, 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 Comments on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the May 11, 2022 and June 8, 2022 Meetings [Page 5]
 - B. Approval of May 2022 Financial Statements [Page 17]
 - C. FY 2021 Audit [Page 30]
- 4. Staff Reports**
 - A. District Manager
 - i. Public Hearing on Fiscal Year 2022/2023 Final Budget [Page 62]
 - a. Consideration of Resolution 2022-3 Adopting the Fiscal Year 2022/2023 Budget [Page 78]
 - ii. Public Hearing on Fiscal Year 2022/2023 Assessments
 - a. Consideration of Resolution 2022-4 Levying Assessments [Page 83]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude [Page 87]
- 5. New Business**
- 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, May 11, 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	Chairperson
Mike Henke	Vice Chairman
Michelle Rodriguez	Assistant Secretary
Alex Manero	Assistant Secretary (via phone)
Eilyn Rivera	Supervisor

Also present were:

Bob Nanni	District Manager
Vanessa Steinerts	District Counsel
Andy Mendenhall	Inframark
Residents	

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

None.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Manager

iv. Discussion of Appointment to Vacant Seat

- Ms. Plantikow addressed her desire to have a good representation from both Oakwood and Brentwood.
- Those interested in serving on the Board introduced themselves in the following order:
 - Mr. William Bryson noted he served on the Northwood CDD board for six years as the Chairperson and involved in the HOA for 12 years. At the Hammocks he has been involved in the HOA for five years.
 - Ms. Sandy Oram noted she has been an HOA manager and a CDD manager for about 13 years and is still a licensed CAM.

- Ms. Eilyn Rivera noted she has been in community for five years and while she does not have the experience, she is willing to learn.

Mr. Henke MOVED to appoint William Bryson. Motion died for lack of a second.

Ms. Plantikow MOVED to appoint Sandy Oram. Motion died for lack of a second.

On MOTION by Ms. Rodriguez seconded by Ms. Plantikow, with Ms. Rodriguez, Ms. Plantikow and Mr. Manero voting aye, and Mr. Henke voting nay, Eilyn Rivera was appointed to Seat 5. (3-1)

- Ms. Steinerts outlined the Sunshine Law
- The Oath of Office was administered to Ms. Eilyn Rivera by Mr. Nanni.

iii. Discussion of Landscape Bids

- Mr. Nanni addressed the bid summary and holding an additional meeting to review the information and award a contract. It was noted the landscape bid information is quite large – Ms. Plantikow and Ms. Rivera to be provided thumb drives and Mr. Henke, Ms. Rodriguez and Mr. Manero will be provided a link to the information to be reviewed.
 - Ms. Oram requested the link also be provided to the HOA.
- After discussion the Board set a meeting for June 8, 2022, at 8:00 a.m.
- Ms. Steinerts addressed the amount of the bids and noted she would recommend the CDD go through formal bid process if the District was entering into the entire contract, as the totals are over the threshold under the statutes.
 - Mr. Mendenhall noted the bid process was handled by OLM through the HOA and inquired if this would be acceptable.
 - Ms. Steinerts noted she would need to look at the notice to determine if it was clear it was on behalf of the District. The issue on the table is who is going to enter into the agreement. The agreement proposed states the HOA will enter the agreement with the landscaper and the District will pay its portion to the HOA. If this is the route they take, then there is no issue.

May 11, 2022

The Hammocks CDD

- A lengthy discussion ensued on the HOA Cost Share Agreement and the agreement language. District Counsel will draft new language and distribute to all and will attend the added June 8th meeting.
- Mr. Manero addressed reaching out to Esplanade with regard to a cost share agreement.
- Mr. Nanni addressed setting a high-water mark for the FY 2023 budget.
- Mr. Mendenhall addressed the options for the landscape maintenance contract – HOA owns the contract, the CDD owns the contract as is current with only \$50,000 plus, or the CDD paying everything which could be potentially \$200,000. If the case is the Board is considering, not only do we want to own the contract, but we want to change it so we pay the full boat and HOA just sends a check to reimburse us, you just need to make sure you got probably \$250,000 for landscaping.
- Discussion followed e-verify and a certificate of insurance naming the CDD as an additional insured if the HOA holds the contract.
- Discussion followed on the percentage numbers / areas of service within the agreement.
- Discussion followed on the District being involved in the process of selection of the landscape contractor.
- District Counsel will draft new language for the Cost Share Agreement and distribute to all and will attend the added June 8th meeting.

A. District Manager

i. Distribution of the Proposed Budget for Fiscal Year 2023 and Consideration of Resolution 2022-1 Approving the Budget and Setting the Public Hearing

- Mr. Nanni addressed the proposed budget noting there is an increase of about 19.5%. The mailed notice process was outlined.
- Ms. Steinerts noted the resolution also sets the public hearing for July 13th.

On MOTION by Mr. Henke seconded by Ms. Rodriquez, with all in favor, Resolution 2022-1 a resolution of the Board of Supervisors of The Hammocks Community Development District approving a proposed operations and maintenance budget the Fiscal Year 2022/2023; setting a public hearing thereon pursuant to Florida law; addressing transmittal, posting, and publication requirements; and providing an effective date was adopted. (4-0)

- ii. **Consideration of Resolution 2022-2 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**
- Mr. Nanni outlined Resolution 2022-2 for the general election.

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, Resolution 2022-2 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 elections of Supervisors in conjunction with the General Election was adopted. (4-0)

THIRD ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the Minutes of the March 9, 2022 Meetings**
- B. **Approval of February 2022 Financial Statements**
- C. **Report on Number of Registered Voters - 773**

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

FOURTH ORDER OF BUSINESS

Staff Reports (continued)

- A. **District Manager**
 - i. **Distribution of the Proposed Budget for Fiscal Year 2023 and Consideration of Resolution 2022-1 Approving the Budget and Setting the Public Hearing**
 - Previously addressed.
 - ii. **Consideration of Resolution 2022-2 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**
 - Previously addressed.
 - iii. **Discussion of Landscape Bids**
 - Previously addressed.
 - iv. **Discussion of Appointment to Vacant Seat**
 - Previously addressed.
 - B. **District Attorney**
- There being no report, the next item followed.

C. District Engineer

There being none, the next item followed.

D. SOLitude

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

New Business

- Mr. Nanni addressed getting a handyman to look at the benches and provide a price and for the top of the fence. He requested, if the prices are reasonable, that they allow him to go ahead and have the work done.

On MOTION by Ms. Plantikow seconded by Ms. Rodriguez, with all in favor, Mueller to perform repairs at an amount not to exceed \$2,000 was approved. (4-0)

SIXTH ORDER OF BUSINESS

Supervisors' Requests

- Ms. Plantikow noted she did a walk though for the trails and they have no trail on Brentwood, there is no mulch. Additionally, the benches look like they have mold all over them and inquired if they want to have them cleaned up.
 - Mr. Nanni noted they can have the handyman clean them.
- Ms. Plantikow inquired what criteria they use in the selection of a landscaper.
 - Ms. Steinerts noted when the District puts out an RFP they are required to provide what the selection criteria is and the weight for each area. She has not seen the proposal, but it may be a part of it.
 - Mr. Mendenhall outlined bid summary and rankings provided for and used by CDDs noting if OLM does not have it, he can provide.
- Ms. Plantikow noted they have not had a pond report in a while. Are they paying SOLitude?
 - Mr. Nanni noted they are paying them.
 - Ms. Rodriguez noted the pond in Oakwood had a lot of overgrowth and that is the last report she remembers.
 - Mr. Nanni noted Steadfast is another pond company. He will contact SOLitude again to find out why they are not submitting the reports. They can also have Steadfast provide a price for the pond service.

SEVENTH ORDER OF BUSINESS

Audience Comments

- Ms. Oram inquired when the last time the ponds were inspected.
 - Ms. Plantikow noted that is what they brought up.
- Ms. Oram addressed getting signs for the ponds due to the alligators. The warning signs are not that expensive, and they could do approximately 10 signs. Some ponds only need one sign. The costs for the signs with metal posts would be less than \$300. She also suggested the signs include snake warning and no fishing.
 - Ms. Steinerts recommended speaking with the insurance carrier to see what they recommend for how many, the locations and the verbiage.
 - Mr. Nanni noted he will gather the information necessary and will speak with Mueller about a price to install the signs.
 - Discussion continued on signage.
- Ms. Oram addressed the trail bridges having ramps.
 - Ms. Plantikow requested Mr. Nanni get pricing for ramps.

EIGHTH 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

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

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, June 8, 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
Michelle Rodriguez
Alex Manero
Eilyn Rivera

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Bob Nanni
Vanessa Steinerts
Residents

District Manager
District Counsel (via phone)

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

- Ms. Perry addressed the Cost Share Agreement noting she wanted to discuss the change from 60/40 to 70/30 and also hopefully selecting a vendor.
 - Mr. Nanni noted Ms. Steinerts is on the phone to talk about the Cost Share Agreement. He also noted the 70/30 is the original agreement split.
 - Ms. Melissa Wood, HOA Manager, noted she was not aware of the original split being 70/30.
 - Ms. Steinerts noted she will address it during discussion of the agreement.
- Ms. Perry further addressed the Cost Share Agreement and inquired if the CDD would be willing to take on the landscape agreement at 100% or give the HOA 100% noting these are option she would also like to discuss today.
 - Mr. Nanni addressed the CDD difficulty in taking over something 100% that they do not own. He noted the Board discussed the options at the last meeting and the

concern was whether the HOA had the consistent financial ability to take in the fees needed to pay for the service.

- Ms. Steinerts noted for the CDD to take over the landscape service 100% there would need to be a different Cost Share Agreement in place. If the District were to take it over, they would need to have some type of interest in the property which it does not have right now and is one of the reasons why the District cannot take over 100% to perform the work and pay for it.
- Ms. Perry inquired what the CDDs interest would entail.
- Ms. Steinerts noted it would be a maintenance easement and an agreement that requires the District to provide the maintenance services over those areas. Additionally, the assessments would have to go up to be able to cover the costs of paying 100% of the landscape maintenance. It is still your property, and you can always take back the maintenance responsibility if you would want to.
- Mr. Henke noted the reason for the split as they are talking about it now is not just about the volume of land it is really predicated on how much maintenance the land needs. The CDD lands just holistically need less ongoing maintenance. There are no irrigation costs.
- A question was raised regarding the irrigation line item in the budget.
- Ms. Perry addressed the community's perspective that they need a new landscaper.
 - Mr. Henke noted if he recalled correctly the discussion at the last meeting was to keep the Cost Share Agreement as it was but let the HOA choose a new landscaping company should it be reasonable compared to what they have or what the bids are.
- Mr. Nicholas Davis noted to him the 60/40 split seems disproportionate and 20% or 30% is probably where it should be at. Of the vendors that were selected there is one vendor in the room and speaks volumes. He further addressed the community, amenities and home values.
 - Mr. Henke noted the nature trails cannot be improved any further as it is wetlands.
- Ms. Sandy Oram addressed the Cost Share Agreement noting they have the same amount in the landscaping as they did last year and also increased irrigation to \$5,000. If the landscaping was reduced and the irrigation removed there would be no need to increase assessments.

- Mr. Nanni outlined the high-water mark in the preliminary budget.

THIRD ORDER OF BUSINESS**New Business****A. Discussion of Cost Share Agreement**

- Ms. Steinerts outlined the changes:
 - The percentage – 30% seems to be appropriate for the CDD side based on the area of land and the type of maintenance required.
 - The HOA would select and contract with the landscape contractor with the CDD providing input.
 - Grant of License for the HOA to enter onto District property as well as the contractors performing the work. This does require insurance and indemnification with the District being named as an additional insured.
- Ms. Plantikow noted she would like Ms. Steinerts to provide a further definition of common areas in the background information.
 - Ms. Steinerts noted the background information is referring to the fact that both the District and the HOA own property. The term common area is used to simply state it is not privately owned by any of the homeowners.
 - Ms. Plantikow addressed (2.) of the agreement noting again common areas needs to be further defined.
 - Ms. Steinerts noted the way the agreement will work is there will be one contract and the total will depend on the vendor selected and the District will pay 30% of the contract cost. She suggested attaching a map to the agreement showing CDD and HOA property.
- Ms. Plantikow addressed the termination of the agreement noting she thinks the 60 days should be shortened.
 - Ms. Steinerts noted the 60 days is not uncommon due to the time it takes to try to find a vendor.

On MOTION by Mr. Henke seconded by Ms. Rodriguez, with all in favor, accepting the changes and authorizing Ms. Steinerts to provide the Cost Share Agreement to the HOA Attorney was approved. 5/0

B. Discussion and Selection of Landscape Company

- Mr. Nanni outlined the bid summary.
- Mr. Manero and Mr. Henke were in agreement for LMP.
- Ms. Rodriguez addressed the CDD portion of the bids and variance in LMPs bid with regard to the CDD.
 - The LMP representative addressed how their team compiled the bid. He noted there is some work to be done to make sure the maps are up to date.
- Ms. Plantikow addressed the bids noting she liked a lot of what LMP had in their bid.

Mr. Henke MOVED that the Board's choice would be LMP, and Ms. Plantikow seconded the motion.

- Audience comments were taken.

On VOICE vote, with all in favor, the motion was approved. 5/0

C. Discussion of FY 2023

- No discussion.

FOURTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Nanni reported:
 - SOLitude has created the pond document as requested and it will be included in the next agenda package.
 - Ms. Stewart has completed the HB 53 - Stormwater Needs Analysis and ready to be submitted.
- The grass along the pathway is Buccaneer's responsibility.
- Get estimates on repairing benches, a fence that a tree fell on and a missing slat in the fence at Indian Rosewood.

FIFTH ORDER OF BUSINESS

Audience Comments

There being nothing further, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

May 31, 2022

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2-3
Debt Service Funds	4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	5
Cash & Investment Report	6
Bank Reconciliation	7
Check Register	8

**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

May 31, 2022

Balance Sheet
May 31, 2022

ACCOUNT DESCRIPTION	SERIES 2016		
	GENERAL FUND	DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 114,654	\$ -	\$ 114,654
Accounts Receivable	8,902	-	8,902
Due From Other Funds	-	2,704	2,704
Investments:			
Money Market Account	390,488	-	390,488
Reserve Fund	-	128,240	128,240
Revenue Fund	-	106,078	106,078
TOTAL ASSETS	\$ 514,044	\$ 237,022	\$ 751,066
LIABILITIES			
Accounts Payable	\$ -	\$ -	-
Due To Other Funds	2,704	-	2,704
TOTAL LIABILITIES	2,704	-	2,704
FUND BALANCES			
Restricted for:			
Debt Service	-	237,022	237,022
Assigned to:			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	134,978	-	134,978
Unassigned:	323,127	-	323,127
TOTAL FUND BALANCES	\$ 511,340	\$ 237,022	\$ 748,362
TOTAL LIABILITIES & FUND BALANCES	\$ 514,044	\$ 237,022	\$ 751,066

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 732	\$ 650	\$ (82)
Special Assmnts- Tax Collector	219,731	219,731	218,211	(1,520)
Special Assmnts- Discounts	(8,789)	(8,789)	(8,515)	274
TOTAL REVENUES	212,040	211,674	210,346	(1,328)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	4,000	4,800	(800)
FICA Taxes	459	306	367	(61)
ProfServ-Engineering	1,000	667	988	(321)
ProfServ-Legal Services	2,000	1,333	3,521	(2,188)
ProfServ-Mgmt Consulting	49,531	33,021	33,021	-
ProfServ-Special Assessment	12,625	12,625	12,625	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	5,100	2,500	2,600
Postage and Freight	199	133	68	65
Insurance - General Liability	10,732	10,732	9,756	976
Printing and Binding	100	67	-	67
Legal Advertising	3,000	2,000	738	1,262
Misc-Bank Charges	904	603	630	(27)
Misc-Assessment Collection Cost	4,395	4,395	4,194	201
Misc-Web Hosting	2,800	1,867	1,770	97
Office Supplies	25	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	102,762	80,758	78,870	1,888
<u>Field</u>				
Contracts-Landscape	56,599	37,733	41,267	(3,534)
Contracts-Lakes	5,064	3,376	3,465	(89)
R&M-Fence	5,000	3,333	-	3,333
R&M-Irrigation	5,300	3,533	-	3,533
R&M-Mulch	10,000	10,000	-	10,000
Misc-Contingency	15,621	10,414	-	10,414
Reserve - Ponds	20,000	-	-	-
Total Field	117,584	68,389	44,732	23,657
TOTAL EXPENDITURES	220,346	149,147	123,602	25,545

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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)	62,527	86,744	24,217
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(8,306)	-	-	-
TOTAL FINANCING SOURCES (USES)	(8,306)	-	-	-
Net change in fund balance	\$ (8,306)	\$ 62,527	\$ 86,744	\$ 24,217
FUND BALANCE, BEGINNING (OCT 1, 2021)	424,596	424,596	424,596	
FUND BALANCE, ENDING	\$ 416,290	\$ 487,123	\$ 511,340	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 877	\$ 585	\$ 10	\$ (575)
Special Assmnts- Tax Collector	350,774	350,774	348,348	(2,426)
Special Assmnts- Discounts	(14,031)	(14,031)	(13,592)	439
TOTAL REVENUES	337,620	337,328	334,766	(2,562)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,015	7,015	6,695	320
Total Administration	7,015	7,015	6,695	320
<u>Debt Service</u>				
Principal Debt Retirement	195,000	195,000	195,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	127,520	127,520	127,440	80
Total Debt Service	322,520	322,520	332,440	(9,920)
TOTAL EXPENDITURES	329,535	329,535	339,135	(9,600)
Excess (deficiency) of revenues				
Over (under) expenditures	8,085	7,793	(4,369)	(12,162)
<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	\$ 7,793	\$ (4,369)	\$ (12,162)
FUND BALANCE, BEGINNING (OCT 1, 2021)	241,391	241,391	241,391	
FUND BALANCE, ENDING	\$ 249,476	\$ 249,184	\$ 237,022	

**The Hammocks
Community Development District**

Supporting Schedules

May 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		
02/04/22	\$ 6,502	\$ 135	\$ 133	\$ 6,770	\$ 2,607	\$ 4,162		
03/04/22	\$ 2,355	\$ 24	\$ 48	\$ 2,427	\$ 935	\$ 1,492		
04/06/22	\$ 4,398	\$ -	\$ 90	\$ 4,487	\$ 1,728	\$ 2,759		
TOTAL	\$ 533,563	\$ 22,107	\$ 10,889	\$ 566,559	\$ 218,211	\$ 348,348		
% COLLECTED						99%	99%	99%
TOTAL OUTSTANDING						\$ 3,946	\$ 1,520	\$ 2,426

Cash and Investment Report

May 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	0.30%	\$60,497
Checking Account - Operating	Hancock	n/a	0.00%	\$54,157
MMA	Bank United	Money Market Account	0.15%	\$390,488
Subtotal				\$505,142

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%	\$128,240
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$106,078
Subtotal				\$234,318
Total				\$739,460

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
Statement No. 05-22
Statement Date 5/31/2022

G/L Balance (LCY)	60,497.16	Statement Balance	65,686.37
G/L Balance	60,497.16	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	65,686.37
Subtotal	60,497.16	Outstanding Checks	5,189.21
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	60,497.16	Ending Balance	60,497.16
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/24/2022	Payment	4165	STRALEY & ROBIN	334.50	0.00	334.50
5/24/2022	Payment	4166	INFRAMARK, LLC	4,129.17	0.00	4,129.17
5/24/2022	Payment	4168	SOLITUDE LAKE MANAGEMENT	451.54	0.00	451.54
5/27/2022	Payment	4169	TAMPA BAY TIMES/TIMES PUBLISHING	274.00	0.00	274.00
Total Outstanding Checks.....				5,189.21		5,189.21

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/22 to 5/31/22

(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
-----------	-----------------	------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

BANK UNITED MMA - (ACCT# XXXXX0998)

Check	133	04/25/22	Vendor	HAMMOCKS CDD	04182022 0998	ISSUE CK FROM BANK UNITED MMA #0998 TO OPERATING A	Cash with Fiscal Agent	103000	\$10,325.00
Check	134	05/04/22	Vendor	HAMMOCKS CDD	05022022 0998	ISSUE CHECK FROM BANK UNITED MMA TO OPERATING ACCO	Cash with Fiscal Agent	103000	\$3,000.00
Account Total									\$13,325.00

VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	68412	4/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,390.00
Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	67915	3/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	67916	3/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,390.00
Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	68411	4/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	67666	2/2022 REGULAR MONTHLY LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,390.00
Check	4158	04/08/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	67665	2/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4159	04/19/22	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00788737	4/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4160	04/25/22	Vendor	GRAU AND ASSOCIATES	22277	AUDIT FYE 9/30/21	Auditing Services	001-532002-51301	\$2,500.00
Check	4162	05/02/22	Vendor	INFRAMARK, LLC	76486	4/2022 MGMT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,127.58
Check	4162	05/02/22	Vendor	INFRAMARK, LLC	76486	4/2022 MGMT SVCS	Printing and Binding	001-547001-51301	\$0.15
Check	4162	05/02/22	Vendor	INFRAMARK, LLC	76486	4/2022 MGMT SVCS	Postage and Freight	001-541006-51301	\$4.24
Check	4162	05/02/22	Vendor	INFRAMARK, LLC	76486	4/2022 MGMT SVCS	Misc-Web Hosting	001-549915-51301	\$52.38
Check	4163	05/13/22	Employee	FRANCES K. PLANTIKOW	PAYROLL	May 13, 2022 Payroll Posting			\$184.70
Check	4164	05/13/22	Employee	MICHAEL J. HENKE	PAYROLL	May 13, 2022 Payroll Posting			\$184.70
Check	4165	05/24/22	Vendor	STRALEY & ROBIN	21442	PROFESSIONAL SERVICE THROUGH 4/15/2022	ProfServ-Legal Services	001-531023-51401	\$334.50
Check	4166	05/24/22	Vendor	INFRAMARK, LLC	77605	05/2022 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,127.58
Check	4166	05/24/22	Vendor	INFRAMARK, LLC	77605	05/2022 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$1.59
Check	4167	05/24/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	68990	5/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$10,170.00
Check	4167	05/24/22	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	68991	5/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$3,390.00
Check	4168	05/24/22	Vendor	SOLITUDE LAKE MANAGEMENT	PI-A00808248	5/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4169	05/27/22	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	0000226814	NOTICE OF MEETING 05/18/22	Legal Advertising	001-548002-51301	\$274.00
ACH	DD115	05/13/22	Employee	MICHELLE RODRIGUEZ	PAYROLL	May 13, 2022 Payroll Posting			\$184.70
ACH	DD116	05/13/22	Employee	ALEX J. MANERO	PAYROLL	May 13, 2022 Payroll Posting			\$184.70
Account Total									\$67,303.90

Total Amount Paid	\$80,628.90
--------------------------	--------------------

3C.

**THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 200
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Hammocks Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 20, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Hammocks Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$8,178).
- The change in the District's total net position in comparison with the prior fiscal year was \$190,557, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$665,987, an increase of \$38,893 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, assigned for operating reserves, ponds and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)2) Fund Financial Statements (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service funds, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2021	2020
Current and other assets	\$	682,171	\$ 627,554
Capital assets, net of depreciation		3,363,968	3,414,971
Total assets		4,046,139	4,042,525
Current liabilities		69,317	56,260
Long-term liabilities		3,985,000	4,185,000
Total liabilities		4,054,317	4,241,260
Net position			
Net investment in capital assets		(621,032)	(770,029)
Restricted		188,258	185,936
Unrestricted		424,596	385,358
Total net position	\$	(8,178)	\$ (198,735)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 548,911	\$ 548,662
General revenues	1,124	5,149
Total revenues	550,035	553,811
Expenses:		
General government	98,059	97,883
Maintenance and operations	130,246	127,800
Interest	131,173	137,387
Total expenses	359,478	363,070
Change in net position	190,557	190,741
Net position - beginning	(198,735)	(389,476)
Net position - ending	\$ (8,178)	\$ (198,735)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$359,478. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The majority of the change in expenses results from the decrease in interest. Based on the amortization schedule of the Bonds, as the balance outstanding of the Bonds decreases over time, the portion of each debt service payment allocated to principal increases accordingly thereby decreasing the amount allocated to interest.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSET AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2021, the District had \$4,129,013 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$765,045 has been taken, which resulted in a net book value of \$3,363,968. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$3,985,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Hammocks Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida, 33071.

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 432,329
Due from HOA	6,704
Due from other governments	4,479
Restricted assets:	
Investments	238,659
Capital assets:	
Nondepreciable	2,598,914
Depreciable	765,054
Total assets	<u>4,046,139</u>
LIABILITIES	
Accounts payable	16,184
Accrued interest payable	53,133
Non-current liabilities:	
Due within one year	195,000
Due in more than one year	3,790,000
Total liabilities	<u>4,054,317</u>
NET POSITION	
Net investment in capital assets	(621,032)
Restricted for debt service	188,258
Unrestricted	424,596
Total net position	<u>\$ (8,178)</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Governmental Activities	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 98,059	\$ 118,589	\$ 20,530	
Maintenance and operations	130,246	92,825	(37,421)	
Interest on long-term debt	131,173	337,497	206,324	
Total governmental activities	359,478	548,911	189,433	
General revenues:				
Investment earnings			1,124	
Total general revenues			1,124	
Change in net position			190,557	
Net position - beginning			(198,735)	
Net position - ending			\$ (8,178)	

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service 2016	Governmental Funds
ASSETS			
Cash	\$ 432,329	\$ -	\$ 432,329
Investments	-	238,659	238,659
Due from HOA	6,704	-	6,704
Due from other governments	1,747	2,732	4,479
Total assets	<u>\$ 440,780</u>	<u>\$ 241,391</u>	<u>\$ 682,171</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 16,184	\$ -	\$ 16,184
Total liabilities	<u>16,184</u>	<u>-</u>	<u>16,184</u>
 Fund balances:			
Restricted for:			
Debt service	-	241,391	241,391
Assigned:			
Operating reserves	53,235	-	53,235
Reserves - ponds	134,978	-	134,978
Subsequent year's expenditures	8,306	-	8,306
Unassigned	228,077	-	228,077
Total fund balances	<u>424,596</u>	<u>241,391</u>	<u>665,987</u>
 Total liabilities and fund balances	<u>\$ 440,780</u>	<u>\$ 241,391</u>	<u>\$ 682,171</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS
TO STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 665,987

Amounts reported for governmental activities in the statement of
net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,129,013	
Accumulated depreciation	<u>(765,045)</u>	3,363,968

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(53,133)	
Bonds payable	<u>(3,985,000)</u>	<u>(4,038,133)</u>
Net position of governmental activities		<u><u>\$ (8,178)</u></u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service 2016	Governmental Funds
REVENUES			
Assessments	\$ 211,414	\$ 337,497	\$ 548,911
Interest	1,108	16	1,124
Total revenues	<u>212,522</u>	<u>337,513</u>	<u>550,035</u>
EXPENDITURES			
Current:			
General government	94,041	4,018	98,059
Maintenance and operations	79,243	-	79,243
Debt service:			
Principal	-	200,000	200,000
Interest	-	133,840	133,840
Total expenditures	<u>173,284</u>	<u>337,858</u>	<u>511,142</u>
Excess (deficiency) of revenues over (under) expenditures	39,238	(345)	38,893
Fund balances - beginning	<u>385,358</u>	<u>241,736</u>	<u>627,094</u>
Fund balances - ending	<u>\$ 424,596</u>	<u>\$ 241,391</u>	<u>\$ 665,987</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 38,893
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(51,003)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	200,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>2,667</u>
Change in net position of governmental activities	<u><u>\$ 190,557</u></u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Hammocks Community Development District (the "District") was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 2005-112 of the City of Tampa, Florida enacted on April 28, 2005, effective on May 12, 2005.

The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity**Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – drainage system	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Other Disclosures****Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
U.S. Bank Commercial Paper	\$ 238,659	S&P A-1+	Open Ended
	<u>\$ 238,659</u>		

The commercial paper investments are held by the trustee but not in the District's name.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,598,914	\$ -	\$ -	\$ 2,598,914
Total capital assets, not being depreciated	2,598,914	-	-	2,598,914
Capital assets, being depreciated				
Infrastructure - drainage system	1,530,099	-	-	1,530,099
Total capital assets, being depreciated	1,530,099	-	-	1,530,099
Less accumulated depreciation for:				
Infrastructure - drainage system	714,042	51,003	-	765,045
Total accumulated depreciation	714,042	51,003	-	765,045
Total capital assets, being depreciated, net	816,057	(51,003)	-	765,054
Governmental activities capital assets, net	\$ 3,414,971	\$ (51,003)	\$ -	\$ 3,363,968

Depreciation expense was charged to maintenance and operations function.

NOTE 6 - LONG-TERM LIABILITIES**Series 2016**

In August 2016, the District issued \$4,905,000 of Special Assessment Refunding Bonds, Series 2016 due on May 1, 2037 with a fixed interest rate of 3.20%. The Bonds were issued for the primary purpose of refunding the District's outstanding Series 2005A Special Assessment Bonds (the "Refunded Bonds"), the proceeds of which were used to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 4,185,000	\$ -	\$ 200,000	\$ 3,985,000	\$ 195,000
Total	\$ 4,185,000	\$ -	\$ 200,000	\$ 3,985,000	\$ 195,000

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 195,000	\$ 127,520	\$ 322,520
2023	200,000	121,280	321,280
2024	205,000	114,880	319,880
2025	215,000	108,320	323,320
2026	220,000	101,440	321,440
2027-2031	1,220,000	396,320	1,616,320
2032-2036	1,420,000	188,800	1,608,800
2037	310,000	9,920	319,920
	<u>\$ 3,985,000</u>	<u>\$ 1,168,480</u>	<u>\$ 5,153,480</u>

NOTE 7 – COST SHARE AGREEMENT

In September 2010, the District entered into a cost sharing agreement with The Hammocks Townhomes Homeowners Association, Inc. ("HOA") whereby the District arranges for and supervises landscape maintenance services. The HOA is required to pay the District for the HOA's portion of shared costs related to the landscaping and irrigation maintenance activity of the HOA. Shared costs are allocated on a percentage basis with 58.7% allocated to the HOA and 41.3% allocated to the District. For the fiscal year ended September 30, 2021, the District incurred charges of \$137,044 from the vendor for shared base monthly landscaping and approximately \$24,385 for additional services. Of that amount, \$94,759 was for charges to be reimbursed by the HOA. As of September 30, 2021, the HOA owed the District \$6,704.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 210,942	\$ 211,414	\$ 472
Interest	2,201	1,108	(1,093)
Total revenues	<u>213,143</u>	<u>212,522</u>	<u>(621)</u>
EXPENDITURES			
Current:			
General government	100,190	94,041	6,149
Maintenance and operations	112,953	79,243	33,710
Total expenditures	<u>213,143</u>	<u>173,284</u>	<u>39,859</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	39,238	<u>\$ 39,238</u>
Fund balance - beginning		<u>385,358</u>	
Fund balance - ending		<u>\$ 424,596</u>	

See notes to required supplementary information

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	4
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	\$64,473
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance; Brentwood - \$465.53 Oakwood - \$416.53 Debt service; Brentwood - \$747.92 Oakwood - \$669.19
Special assessments collected FYE 9/30/2021	\$548,911
Outstanding Bonds:	
Series 2016, due May 1, 2037,	see Note 6 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
The Hammocks Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 20, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 20, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Agenda Page #57
951 Yamato Road • Suite 200
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Hammocks Community Development District
Hillsborough County, Florida

We have examined The Hammocks Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Hammocks Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 20, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
The Hammocks Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 20, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 20, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Hammocks Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank The Hammocks Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 20, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Fourth Order of Business

4A.

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Version 1 - Modified Tentative Budget:
(Printed 6/28/22 at 2:30pm)

Prepared by:



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3-5
<u>DEBT SERVICE BUDGET</u>	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7
Budget Narrative	8
<u>SUPPORTING BUDGET SCHEDULES</u>	
2023-2022 Non-Ad Valorem Assessment Summary	9

The Hammocks
Community Development District

Operating Budget
Fiscal Year 2023

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

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAY-2022	PROJECTED JUN- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 3,079	\$ 1,091	\$ 1,098	\$ 650	\$ 325	\$ 975	\$ 1,319
Interest - Tax Collector	102	17	-	-	-	-	-
Special Assmnts- Tax Collector	219,731	219,731	219,731	218,211	1,520	219,731	263,749
Special Assmnts- Discounts	(8,413)	(8,317)	(8,789)	(8,515)	-	(8,515)	(10,550)
TOTAL REVENUES	214,499	212,522	212,040	210,346	1,845	212,191	254,518
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	4,200	6,000	4,800	1,200	6,000	6,000
FICA Taxes	321	321	459	367	92	459	459
ProfServ-Engineering	174	-	1,000	988	175	1,163	1,000
ProfServ-Legal Services	1,284	1,284	2,000	3,521	-	3,521	2,000
ProfServ-Mgmt Consulting	47,612	48,088	49,531	33,021	16,510	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	2,500	2,600	5,100	5,100
Postage and Freight	70	163	199	68	131	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	738	2,149	2,887	3,500
Misc-Bank Charges	667	804	904	630	315	945	700
Misc-Assessment Collection Cost	2,550	2,481	4,395	4,194	15	4,209	5,275
Misc-Web Hosting	2,623	2,769	2,800	1,770	1,030	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	78,870	24,342	103,212	105,876
<i>Field</i>							
Contracts-Landscape	56,599	56,599	56,599	41,267	23,657	64,924	85,166
Contracts-Lakes	5,064	5,064	5,064	3,465	1,806	5,271	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	16,700
Reserve - Ponds	-	-	20,000	-	20,000	20,000	20,000
Total Field	76,797	79,243	117,584	44,732	81,384	126,116	148,642
TOTAL EXPENDITURES	170,609	173,283	220,346	123,602	105,726	229,328	254,518
Excess (deficiency) of revenues							
Over (under) expenditures	43,890	39,239	(8,306)	86,744	(103,881)	(17,137)	-
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)	86,744	(103,881)	(17,137)	-
FUND BALANCE, BEGINNING	341,467	385,357	424,596	424,596	-	424,596	407,459
FUND BALANCE, ENDING	\$ 385,357	\$ 424,596	\$ 416,290	\$ 511,340	\$ (103,881)	\$ 407,459	\$ 407,459

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 407,459
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	20,000
Total Funds Available (Estimated) - 9/30/2023	427,459

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		58,629 ⁽¹⁾
Reserves - Ponds (prior year)	134,978	
Reserves - Ponds (FY 2022)	20,000	-
Reserves - Ponds (FY 2023)	20,000	174,978
Total Allocation of Available Funds		233,607

Total Unassigned (undesignated) Cash	\$ 193,851
---------------------------------------------	-------------------

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAY-2022	PROJECTED JUN- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,967	\$ 16	\$ 877	\$ 10	\$ 5	\$ 15	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	348,348	2,426	350,774	350,774
Special Assmnts- Discounts	(13,430)	(13,277)	(14,031)	(13,592)	-	(13,592)	(14,031)
TOTAL REVENUES	339,311	337,513	337,620	334,766	2,431	337,197	336,760
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	4,071	4,018	7,015	6,695	320	7,015	7,015
Total Administrative	4,071	4,018	7,015	6,695	320	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	-	10,000	-	10,000	-
Interest Expense	139,920	133,840	127,520	127,440	-	127,440	120,960
Total Debt Service	329,920	333,840	322,520	332,440	-	332,440	320,960
TOTAL EXPENDITURES	333,991	337,858	329,535	339,135	320	339,455	327,975
Excess (deficiency) of revenues							
Over (under) expenditures	5,320	(345)	8,085	(4,369)	2,111	(2,258)	8,785
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	8,085	-	-	-	8,785
TOTAL OTHER SOURCES (USES)	-	-	8,085	-	-	-	8,785
Net change in fund balance	5,320	(345)	8,085	(4,369)	2,111	(2,258)	8,785
FUND BALANCE, BEGINNING	236,416	241,736	241,391	241,391	-	241,391	239,133
FUND BALANCE, ENDING	\$ 241,736	\$ 241,391	\$ 249,476	\$ 237,022	\$ 2,111	\$ 239,133	\$ 247,918

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2022	\$3,780,000	3.20%	\$0	\$0	\$60,480	\$60,480
5/1/2023	\$3,780,000	3.20%	\$200,000	\$0	\$60,480	\$260,480
11/1/2023	\$3,580,000	3.20%	\$0	\$0	\$57,280	\$57,280
5/1/2024	\$3,580,000	3.20%	\$205,000	\$0	\$57,280	\$262,280
11/1/2024	\$3,375,000	3.20%	\$0	\$0	\$54,000	\$54,000
5/1/2025	\$3,375,000	3.20%	\$215,000	\$0	\$54,000	\$269,000
11/1/2025	\$3,160,000	3.20%	\$0	\$0	\$50,560	\$50,560
5/1/2026	\$3,160,000	3.20%	\$220,000	\$0	\$50,560	\$270,560
11/1/2026	\$2,940,000	3.20%	\$0	\$0	\$47,040	\$47,040
5/1/2027	\$2,940,000	3.20%	\$225,000	\$0	\$47,040	\$272,040
11/1/2027	\$2,715,000	3.20%	\$0	\$0	\$43,440	\$43,440
5/1/2028	\$2,715,000	3.20%	\$235,000	\$0	\$43,440	\$278,440
11/1/2028	\$2,480,000	3.20%	\$0	\$0	\$39,680	\$39,680
5/1/2029	\$2,480,000	3.20%	\$240,000	\$0	\$39,680	\$279,680
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
			\$3,780,000	\$0	\$1,039,040	\$4,819,040

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	\$558.79	\$465.53	20.0%	\$747.92	\$747.92	0.0%	\$1,306.71	\$1,213.45	7.7%	234
Oakwood	\$499.97	\$416.53	20.0%	\$669.19	\$669.19	0.0%	\$1,169.16	\$1,085.72	7.7%	266
										500

4Ai

4Aia

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Hammocks Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 13, 2022.

Attested By:

**The Hammocks
Community Development District**

Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

4Aii.

4Aii.a.

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Hammocks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 13, 2022.

Attested By:

**The Hammocks
Community Development District**

Secretary/Assistant Secretary

Print Name: _____
Chair /Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

4D.



Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-06-06

Prepared for:

Bob Nanni
Inframark

Prepared by:

Kevin Wilt, Service Manager

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 2,3,4	3
PONDS 7,9	4
MANAGEMENT/COMMENTS SUMMARY	5
SITE MAP	6

Site: 2

Comments:

Requires attention

Site outside of the shelf looks great. Grasses noted in the shelf requiring treatment.

Action Required:

Treat within 7 days

Target:



Site: 3

Comments:

Normal growth observed

Minor grasses noted. Healthy stand of beneficial plants.

Action Required:

Routine maintenance next visit

Target:



Site: 4

Comments:

Normal growth observed

Site looks good with a great stand of beneficial plants. Recent rains brought the water level up.

Action Required:

Routine maintenance next visit

Target:



Site: 7

Comments:

Normal growth observed
No algae noted.

Action Required:

Target:



Site: 9

Comments:

Normal growth observed
Minor grasses now exposed
requiring treatment on the next
visit.

Action Required:

Target:



Management Summary

All in all with the recent rains water levels have come up and the ponds are doing good.

Site 2 does require grass work within the littoral shelf before water levels get too high again. A few Pleco's were noted around the site but did not note any major burrowing.

Site 3 and 4 both had a healthy stand of beneficial plants which look great. Knowing how site 4 gets very shallow and even dry during the year I would not recommend removing any.

Site 1 did have a few patches of submersed weeds.

Hammocks CDD Waterway Inspection Report

Agenda Page #91
2022-06-06

Site	Comments	Target	Action Required
	Requires attention		Treat within 7 days
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit

