

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 8, 2017

AGENDA PACKAGE

The Hammocks Community Development District

Severn Trent Management Services
210 University Drive, #702, Coral Springs, FL 33071
Tel: 954-603-0033; Fax 954-345-1292

November 1, 2017

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, November 8, 2017 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida. Following is the advanced 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 September 13, 2017 Meeting
 - B. Approval of the Financial Statements
4. Staff Reports
 - A. Manager
 - i. Future Landscape Contract / HOA-CDD
 - ii. Motion: Assigning Fund Balance as of September 30, 2017
 - B. Attorney
 - C. Engineer
5. Supervisors' Requests
6. Audience Comments
7. Adjournment

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

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

Sincerely,

Bob Nanni

Manager

cc: Tracy Robin Tonja Stewart Denise Ganz

Third Order of Business

3A.

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

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, September 13, 2017 at 8:00 a.m. in the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being no public, the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of July 12, 2017 meeting

On MOTION by Mr. Hill seconded by Ms. Plantikow with all in favor the minutes of the July 12, 2017 meeting was approved.
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B. Approval of the Financial Statements.

The financials were not available for discussion at today's meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

- Mr. Nanni will be in contact with the Aquatic Company.
- Mr. Nanni will follow-up regarding the chair and bicycle left in front of the pond

B. Attorney

None

C. Engineer

None

FIFTH ORDER OF BUSINESS

None

Supervisors' Request

SIXTH ORDER OF BUSINESS

None

Audience Comments

SEVENTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Mr. Hill seconded by Mr. Henke with all in favor the meeting was adjourned.

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

September 30, 2017

Prepared by



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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

September 30, 2017

Balance Sheet
September 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 64,393	\$ -	\$ 64,393
Accounts Receivable	6,704	-	6,704
Interest/Dividend Receivables	388	-	388
Investments:			
Certificates of Deposit - 18 Months	40,000	-	40,000
Money Market Account	152,296	-	152,296
Reserve Fund	-	129,360	129,360
Revenue Fund	-	95,744	95,744
TOTAL ASSETS	\$ 263,781	\$ 225,104	\$ 488,885
<u>LIABILITIES</u>			
Accounts Payable	\$ 151	\$ -	\$ 151
TOTAL LIABILITIES	151	-	151
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	225,104	225,104
Assigned to:			
Operating Reserves	52,762	-	52,762
Reserves - Ponds	52,978	-	52,978
Unassigned:	157,890	-	157,890
TOTAL FUND BALANCES	\$ 263,630	\$ 225,104	\$ 488,734
TOTAL LIABILITIES & FUND BALANCES	\$ 263,781	\$ 225,104	\$ 488,885

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 106	\$ 106	\$ 1,362	\$ 1,256
Interest - Tax Collector	-	-	75	75
Special Assmnts- Tax Collector	219,731	219,731	219,731	-
Special Assmnts- Discounts	(8,789)	(8,789)	(8,065)	724
Other Miscellaneous Revenues	-	-	1,667	1,667
TOTAL REVENUES	211,048	211,048	214,770	3,722
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	6,000	4,800	1,200
FICA Taxes	459	459	367	92
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	2,500	2,500	1,917	583
ProfServ-Legal Services	2,000	2,000	1,403	597
ProfServ-Mgmt Consulting Serv	46,678	46,678	46,678	-
ProfServ-Special Assessment	12,500	12,500	12,500	-
ProfServ-Trustee Fees	3,718	3,718	-	3,718
Auditing Services	5,000	5,000	5,046	(46)
Postage and Freight	600	600	153	447
Insurance - General Liability	10,705	10,705	10,342	363
Printing and Binding	400	400	193	207
Legal Advertising	500	500	798	(298)
Misc-Bank Charges	690	690	541	149
Misc-Assessmnt Collection Cost	4,395	4,395	4,234	161
Misc-Web Hosting	1,000	1,000	1,000	-
Office Supplies	25	25	-	25
Annual District Filing Fee	175	175	175	-
Total Administration	98,945	98,945	90,747	8,198
<u>Field</u>				
Contracts-Landscape	56,599	56,599	55,183	1,416
Contracts-Lakes	4,404	4,404	4,404	-
R&M-Fence	5,000	5,000	410	4,590
R&M-Irrigation	1,000	1,000	-	1,000
R&M-Mulch	3,000	3,000	4,125	(1,125)
Misc-Contingency	20,000	20,000	4,680	15,320
Reserve - Ponds	22,100	22,100	-	22,100
Total Field	112,103	112,103	68,802	43,301

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	211,048	211,048	159,549	51,499
Excess (deficiency) of revenues Over (under) expenditures	-	-	55,221	55,221
Net change in fund balance	\$ -	\$ -	\$ 55,221	\$ 55,221
FUND BALANCE, BEGINNING (OCT 1, 2016)	208,409	208,409	208,409	
FUND BALANCE, ENDING	\$ 208,409	\$ 208,409	\$ 263,630	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 318	\$ 318
Special Assmnts- Tax Collector	351,522	351,522	351,522	-
Special Assmnts- Discounts	(14,061)	(14,061)	(12,902)	1,159
TOTAL REVENUES	337,461	337,461	338,938	1,477
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	7,030	7,030	6,773	257
Cost of Issuance	-	-	10,000	(10,000)
Total Administration	7,030	7,030	16,773	(9,743)
<u>Debt Service</u>				
Principal Debt Retirement	165,000	165,000	165,000	-
Interest Expense	106,820	106,820	106,820	-
Total Debt Service	271,820	271,820	271,820	-
TOTAL EXPENDITURES	278,850	278,850	288,593	(9,743)
Excess (deficiency) of revenues Over (under) expenditures	58,611	58,611	50,345	(8,266)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	58,611	-	-	-
TOTAL FINANCING SOURCES (USES)	58,611	-	-	-
Net change in fund balance	\$ 58,611	\$ 58,611	\$ 50,345	\$ (8,266)
FUND BALANCE, BEGINNING (OCT 1, 2016)	174,759	174,759	174,759	
FUND BALANCE, ENDING	\$ 233,370	\$ 233,370	\$ 225,104	

**The Hammocks
Community Development District**

Supporting Schedules

September 30, 2017

Cash and Investment Report

September 30, 2017

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock	n/a	0.00%	\$64,393
Certificate of Deposit - 18 months	Bank United	CD maturing 3/9/18	1.10%	\$40,000
MMA	Bank United	Money Market Account	0.77%	\$152,296
			Subtotal	\$256,689

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	0.01%	\$129,360
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.01%	\$95,744
			Subtotal	\$225,104
			Total	\$481,793

The Hammocks CDD

Bank Reconciliation

Bank Account No. 2057 HANCOCK BANK - GF NEW
 Statement No. 09-17
 Statement Date 9/30/2017

G/L Balance (LCY)	64,392.89	Statement Balance	57,873.86
G/L Balance	64,392.89	Outstanding Deposits	6,703.73
Positive Adjustments	0.00		
	<hr/>		
Subtotal	64,392.89	Subtotal	64,577.59
Negative Adjustments	0.00	Outstanding Checks	184.70
	<hr/>	Differences	0.00
Ending G/L Balance	64,392.89	Ending Balance	64,392.89
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/14/2017	Payment	3075	MICHAEL J. HENKE	184.70	0.00	184.70
Total Outstanding Checks.....				184.70		184.70
Outstanding Deposits						
9/28/2017		DEP00208	CK#1437 HAMMOCKS TOWNHOMES HOA- I G/L Ac	6,703.73	0.00	6,703.73
Total Outstanding Deposits.....				6,703.73		6,703.73

THE HAMMOCKS
Community Development District

Payment Register by Bank Account

For the Period from 9/1/17 to 9/30/17

(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
HANCOCK BANK - GF NEW - (ACCT# XXXXX2057)									
Check	3067	09/07/17	Vendor	FEDEX	5-912-07341	AUG POSTAGE	Postage and Freight	001-541006-51301	\$13.66
Check	3068	09/07/17	Vendor	STRALEY & ROBIN	14746	8/15/17 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$180.00
Check	3069	09/07/17	Vendor	GRAU AND ASSOCIATES	1114	AUDIT 9/30/16 CONFIRMATION	Auditing Services	001-532002-51301	\$46.00
Check	3070	09/07/17	Vendor	HAMMOCKS CDD	090117	TRF FY2017 ASSESSMENTS	Due From Other Funds	131000	\$9,044.98
Check	3071	09/07/17	Vendor	AQUATIC SYSTEMS, INC	0000384670	LAKE/WETLAND SVC SEP 2017	Contracts-Lakes	001-534084-53901	\$367.00
Check	3072	09/07/17	Vendor	STANTEC CONSULTING SERVICES INC	1242184	GEN ENGINEERING THRU 8/18/17	ProfServ-Engineering	001-531013-51501	\$90.00
Check	3073	09/14/17	Employee	FRANCES K. PLANTIKOW	PAYROLL	September 14, 2017 Payroll Posting			\$183.87
Check	3074	09/14/17	Employee	JOHN A. HILL	PAYROLL	September 14, 2017 Payroll Posting			\$184.70
Check	3075	09/14/17	Employee	MICHAEL J. HENKE	PAYROLL	September 14, 2017 Payroll Posting			\$184.70
Check	3076	09/14/17	Employee	ASHLEY LYNCH-HARRIS	PAYROLL	September 14, 2017 Payroll Posting			\$184.70
Check	3077	09/22/17	Vendor	SEVERN TRENT ENVIRONMENTAL	23437	SEPT MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,889.83
Check	3077	09/22/17	Vendor	SEVERN TRENT ENVIRONMENTAL	23437	SEPT MGMNT SERVICES	Misc-Web Hosting	001-549915-51301	\$83.33
Check	3077	09/22/17	Vendor	SEVERN TRENT ENVIRONMENTAL	23437	SEPT MGMNT SERVICES	Postage and Freight	001-541006-51301	\$10.23
Check	3077	09/22/17	Vendor	SEVERN TRENT ENVIRONMENTAL	23437	SEPT MGMNT SERVICES	Printing and Binding	001-547001-51301	\$0.60
Check	3078	09/22/17	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	44834	SEPT PERFORMANCE LANDSCAPE	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	3078	09/22/17	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	44833	SEPT LANDSCAPE BASE MAINT	Contracts-Landscape	001-534050-53901	\$8,565.24
Account Total									\$25,883.92

Total Amount Paid	\$25,883.92
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Fourth Order of Business

4Aii.

**THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/17

The Board hereby assigns the FY 2017 Reserves per the September 30, 2017 Balance Sheet as follows:

Operating Reserve	\$52,762
Reserves-Ponds	\$52,978