

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 9, 2018

AGENDA PACKAGE

The Hammocks Community Development District

Inframark, Infrastructure Management Services

210 University Drive, #702, Coral Springs, FL 33071

Tel: 954-603-0033; Fax 954-345-1292

May 2, 2018

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, May 9, 2018 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. Organizational Matters
 - A. Appointment to Fill Vacancy 11/2020
4. Consent Agenda
 - A. Approval of the Minutes of the March 14, 2018 Meeting
 - B. Approval of the Financial Statements
5. Staff Reports
 - A. Manager
 - i. Distribution of the Proposal Budget for Fiscal Year 2019 and Consideration of Resolution 2018-02 Approving the Budget and Setting the Public Hearing
 - ii. Report on the Number of Registered Voters - 728
 - B. Attorney
 - C. Engineer
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: Tracy Robin Tonja Stewart Denise Ganz

Fourth Order of Business

4A.

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

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, March 14, 2018 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
Mike Henke	Assistant Secretary
George Kuehn	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

Organizational Matters

A. Acceptance of Resignation of John Hill

O MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the resignation of John Hill was accepted.

B. Appointment to Fill Vacancy 11/2020

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of the Minutes of January 10, 2018 Meeting

B. Approval of the Financial Statements

- Mr. Nanni reported the R&M - Mulch is over budget. This is due to the new mulched trail. Additionally, the new landscape contractor had to install additional mulch in the beds.
 - Mr. Henke inquired how or why the mulch beds were increased.
 - Mr. Nanni noted Mr. Paul Woods is doing inspections and checking on the work being performed by Buccaneer.

On MOTION by Ms. Lynch-Harris seconded by Ms. Plantikow, with all in favor, the minutes of the January 10, 2018 meeting and Financial Statements were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Manager

- i. Consideration of Resolution 2018-1 - Confirming the District’s Use of the Hillsborough County SOE to Continue Conducting the District’s Election of Supervisors in Conjunction with the General Election**

- Mr. Nanni outlined Resolution 2018-1 noting Seats 3 & 4 will be in the November 2018 General Election. He will provide qualifying information to the Supervisors.

On MOTION by Mr. Kuehn seconded by Mr. Henke, with all in favor, Resolution 2018-1 confirming the District’s use of the Hillsborough County SOE to continue conducting the District’s election of Supervisors in conjunction with the General Election was adopted.

- ii. Ratification of Stormwater Drainage Cleanup - \$2,400**

- Mr. Nanni outlined the stormwater drainage cleanup by Site Masters.

On MOTION by Ms. Plantikow seconded by Mr. Kuehn, with all in favor, the stormwater drainage cleanup by Site Masters was ratified.

B. Attorney

None

C. Engineer

None

FIFTH ORDER OF BUSINESS

Supervisors' Request

- Mr. Kuehn inquired if the CDD is responsible for the maintenance of Royal Hampton.
 - Mr. Nanni noted they are. There were negotiations with the developer regarding the use of the roadway. He further noted because it is a public roadway the County could not force the developer to make a contribution to the CDD.
 - Discussion ensued regarding a zoning change for a roadway connecting to Royal Hampton.
 - Mr. Nanni has left a message requesting information.
- Ms. Plantikow inquired about the previous request that they be notified when spraying/fertilizing will be done. They are still not putting flags up when they are spraying.
 - Mr. Nanni noted he will follow-up.

SIXTH ORDER OF BUSINESS

Audience Comments

None

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

4B

**The Hammocks
Community Development District**

Financial Report

March 31, 2018

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

March 31, 2018

Balance Sheet
March 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 60,528	\$ -	\$ 60,528
Accounts Receivable	13,892	-	13,892
Interest/Dividend Receivables	33	-	33
Investments:			
Certificates of Deposit - 12 Months	40,660	-	40,660
Money Market Account	253,141	-	253,141
Prepayment Account	-	9,723	9,723
Reserve Fund	-	129,360	129,360
Revenue Fund	-	340,508	340,508
TOTAL ASSETS	\$ 368,254	\$ 479,591	\$ 847,845
<u>LIABILITIES</u>			
Accounts Payable	\$ 796	\$ -	\$ 796
TOTAL LIABILITIES	796	-	796
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	479,591	479,591
Assigned to:			
Operating Reserves	52,898	-	52,898
Reserves - Ponds	52,978	-	52,978
Unassigned:	261,582	-	261,582
TOTAL FUND BALANCES	\$ 367,458	\$ 479,591	\$ 847,049
TOTAL LIABILITIES & FUND BALANCES	\$ 368,254	\$ 479,591	\$ 847,845

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

<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>
REVENUES				
Interest - Investments	\$ 651	\$ 326	\$ 1,074	\$ 748
Interest - Tax Collector	-	-	70	70
Special Assmnts- Tax Collector	219,731	210,942	212,717	1,775
Special Assmnts- Discounts	(8,789)	(8,437)	(8,383)	54
TOTAL REVENUES	211,593	202,831	205,478	2,647
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	3,000	2,200	800
FICA Taxes	459	230	168	62
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Engineering	2,500	1,250	358	892
ProfServ-Legal Services	2,000	1,000	1,114	(114)
ProfServ-Mgmt Consulting Serv	46,678	23,339	23,339	-
ProfServ-Special Assessment	12,500	12,500	12,500	-
ProfServ-Trustee Fees	3,718	3,718	3,717	1
Auditing Services	5,024	5,024	-	5,024
Postage and Freight	600	300	74	226
Insurance - General Liability	11,376	11,376	10,297	1,079
Printing and Binding	400	200	53	147
Legal Advertising	500	250	587	(337)
Misc-Bank Charges	690	345	183	162
Misc-Assessmnt Collection Cost	4,395	4,219	4,087	132
Misc-Web Hosting	1,000	500	500	-
Office Supplies	25	12	-	12
Annual District Filing Fee	175	175	175	-
Total Administration	98,640	68,038	59,352	8,686
Field				
Contracts-Landscape	56,599	28,300	28,300	-
Contracts-Lakes	4,404	2,202	2,286	(84)
R&M-Fence	5,000	2,500	-	2,500
R&M-Irrigation	1,000	500	785	(285)
R&M-Mulch	3,000	3,000	10,300	(7,300)
Misc-Contingency	20,950	10,475	2,858	7,617
Reserve - Ponds	22,000	-	-	-
Total Field	112,953	46,977	44,529	2,448
TOTAL EXPENDITURES	211,593	115,015	103,881	11,134

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	87,816	101,597	13,781
Net change in fund balance	\$ -	\$ 87,816	\$ 101,597	\$ 13,781
FUND BALANCE, BEGINNING (OCT 1, 2017)	265,861	265,861	265,861	
FUND BALANCE, ENDING	<u>\$ 265,861</u>	<u>\$ 353,677</u>	<u>\$ 367,458</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 251	\$ 251
Special Assmnts- Tax Collector	351,522	337,461	340,301	2,840
Special Assmnts- Prepayment	-	-	9,723	9,723
Special Assmnts- Discounts	(14,061)	(13,499)	(13,410)	89
TOTAL REVENUES	337,461	323,962	336,865	12,903
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7,030	6,749	6,538	211
Total Administration	7,030	6,749	6,538	211
Debt Service				
Principal Debt Retirement	170,000	-	-	-
Interest Expense	151,680	75,840	75,840	-
Total Debt Service	321,680	75,840	75,840	-
TOTAL EXPENDITURES	328,710	82,589	82,378	211
Excess (deficiency) of revenues Over (under) expenditures	8,751	241,373	254,487	13,114
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,751	-	-	-
TOTAL FINANCING SOURCES (USES)	8,751	-	-	-
Net change in fund balance	\$ 8,751	\$ 241,373	\$ 254,487	\$ 13,114
FUND BALANCE, BEGINNING (OCT 1, 2017)	225,104	225,104	225,104	
FUND BALANCE, ENDING	\$ 233,855	\$ 466,477	\$ 479,591	

**The Hammocks
Community Development District**

Supporting Schedules

March 31, 2018

Cash and Investment Report

March 31, 2018

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%	\$60,528
Certificate of Deposit - 12 months	Bank United	CD maturing 3/9/19	1.55%	\$40,660
MMA	Bank United	Money Market Account	1.00%	\$253,141
			Subtotal	\$354,329

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment	US Bank	US Bank Open Ended CP	0.20%	\$9,723
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.20%	\$129,360
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.20%	\$340,508
			Subtotal	\$479,591
			Total	\$833,920

The Hammocks CDD

Bank Reconciliation

Bank Account No. 2057 HANCOCK BANK - GF NEW
Statement No. 03-18
Statement Date 3/31/2018

G/L Balance (LCY)	60,528.16	Statement Balance	75,925.40
G/L Balance	60,528.16	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	75,925.40
Subtotal	60,528.16	Outstanding Checks	15,397.24
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	60,528.16	Ending Balance	60,528.16
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/28/2018	Payment	3131	INFRAMARK, LLC	3,976.92	0.00	3,976.92
3/28/2018	Payment	3132	BUCCANEER LANDSCAPE MANAGEMENT	11,420.32	0.00	11,420.32
Total Outstanding Checks.....				15,397.24		15,397.24

THE HAMMOCKS

Community Development District

Payment Register by Bank Account

For the Period from 2/1/18 to 3/31/18

(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	3115	02/02/18	Vendor	FEDEX	6-064-98780	JAN POSTAGE	Postage and Freight	001-541006-51301	\$12.74
Check	3116	02/02/18	Vendor	STRALEY & ROBIN	15305	GEN COUNSEL THRU JAN 15, 2018	ProfServ-Legal Services	001-531023-51401	\$193.56
Check	3117	02/02/18	Vendor	INFRAMARK, LLC	27131	JAN 2018 MGMT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,889.83
Check	3117	02/02/18	Vendor	INFRAMARK, LLC	27131	JAN 2018 MGMT SVCS	Printing and Binding	001-547001-51301	\$1.50
Check	3117	02/02/18	Vendor	INFRAMARK, LLC	27131	JAN 2018 MGMT SVCS	Postage and Freight	001-541006-51301	\$7.36
Check	3117	02/02/18	Vendor	INFRAMARK, LLC	27131	JAN 2018 MGMT SVCS	Misc-Web Hosting	001-549915-51301	\$83.33
Check	3118	02/02/18	Vendor	HAMMOCKS CDD	013018	TRFR ASSESSMENTS FY2018	Due From Other Funds	131000	\$4,158.36
Check	3119	02/02/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	46300	MULCH	R&M-Mulch	001-546059-53901	\$24,940.00
Check	3120	02/07/18	Vendor	STANTEC CONSULTING SERVICES INC	1309092	GEN ENGINEERING THRU 1/12/18	ProfServ-Engineering	001-531013-51501	\$357.50
Check	3121	02/21/18	Vendor	HAMMOCKS CDD	021418	TRFR FY 2018 ASSESSMENTS	Due From Other Funds	131000	\$8,877.62
Check	3122	02/21/18	Vendor	AQUATIC SYSTEMS, INC	0000399476	FEB AQUATIC MAINT	Contracts-Lakes	001-534084-53901	\$395.00
Check	3123	02/21/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	46582	FEB BASE LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	3123	02/21/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	46583	FEB PERFORMANC LANDSCPE MAINT	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	3123	02/21/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	45279	PLANTS ANNUAL ROTATION	Misc-Contingency	001-549900-53901	\$825.00
Check	3124	03/09/18	Vendor	INFRAMARK, LLC	28024	FEB 2018 MGMT SVCS	Printing and Binding	301-547001-51301	\$6.25
Check	3124	03/09/18	Vendor	INFRAMARK, LLC	28024	FEB 2018 MGMT SVCS	Postage and Freight	001-541006-51301	\$0.47
Check	3124	03/09/18	Vendor	INFRAMARK, LLC	28024	FEB 2018 MGMT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,889.83
Check	3124	03/09/18	Vendor	INFRAMARK, LLC	28024	FEB 2018 MGMT SVCS	Misc-Web Hosting	001-549915-51301	\$83.33
Check	3125	03/09/18	Vendor	SITE MASTERS OF FLORIDA, LLC	030118-3	VEGETATION REMOVAL	Misc-Contingency	001-549900-53901	\$2,400.00
Check	3126	03/09/18	Vendor	AQUATIC SYSTEMS, INC	0000402406	MAR AQUATIC MAINT	Contracts-Lakes	001-534084-53901	\$395.00
Check	3127	03/14/18	Employee	FRANCES K. PLANTIKOW	PAYROLL	March 14, 2018 Payroll Posting			\$183.87
Check	3128	03/14/18	Employee	ASHLEY LYNCH-HARRIS	PAYROLL	March 14, 2018 Payroll Posting			\$184.70
Check	3129	03/14/18	Employee	GEORGE A. KUEHN	PAYROLL	March 14, 2018 Payroll Posting			\$184.70
Check	3130	03/14/18	Vendor	AQUATIC SYSTEMS, INC	0000396427	JAN AQUATIC SERVICES	Contracts-Lakes	001-534084-53901	\$395.00
Check	3131	03/28/18	Vendor	INFRAMARK, LLC	28835	MAR 2018 MGMT FEES	Postage and Freight	001-541006-51301	\$3.76
Check	3131	03/28/18	Vendor	INFRAMARK, LLC	28835	MAR 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,889.83
Check	3131	03/28/18	Vendor	INFRAMARK, LLC	28835	MAR 2018 MGMT FEES	Misc-Web Hosting	001-549915-51301	\$83.33
Check	3132	03/28/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	46967	MAR PERFORMANCE LANDSCAPE	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	3132	03/28/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	46966	MAR BASE LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$8,565.24
Account Total									\$78,282.51
Total Amount Paid									\$78,282.51

Fifth Order of Business

5A

5Ai.

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 1 - Proposed Budget:
(Printed on 4/27/2018 1pm)

Prepared by:



THE HAMMOCKS

Community Development District

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The Hammocks
Community Development District

Operating Budget
Fiscal Year 2019

THE HAMMOCKS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APR - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 790	\$ 1,438	\$ 651	\$ 1,074	\$ 1,074	\$ 2,148	\$ 1,998
Interest - Tax Collector	28	75	-	70	-	70	-
Special Assmnts- Tax Collector	219,731	219,731	219,731	212,717	7,014	219,731	219,731
Special Assmnts- Discounts	(8,141)	(8,065)	(8,789)	(8,383)	-	(8,383)	(8,789)
Other Miscellaneous Revenues	1,100	1,667	-	-	-	-	-
TOTAL REVENUES	213,508	214,846	211,593	205,478	8,088	213,566	212,939
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	7,000	4,800	6,000	2,200	4,000	6,200	6,000
FICA Taxes	536	367	459	168	306	474	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	-	-	-	-
ProfServ-Engineering	593	1,917	2,500	358	358	716	2,000
ProfServ-Legal Services	2,435	1,403	2,000	1,114	1,114	2,228	3,500
ProfServ-Mgmt Consulting Serv	44,455	46,678	46,678	23,339	23,339	46,678	46,678
ProfServ-Special Assessment	12,500	12,500	12,500	12,500	-	12,500	12,500
ProfServ-Trustee Fees	3,717	-	3,718	3,717	-	3,717	3,718
Auditing Services	5,000	5,046	5,024	-	5,024	5,024	5,024
Postage and Freight	215	153	600	74	74	148	300
Insurance - General Liability	9,732	10,342	11,376	10,297	-	10,297	11,327
Printing and Binding	213	193	400	53	53	106	250
Legal Advertising	630	1,123	500	587	613	1,200	1,200
Misc-Bank Charges	812	541	690	183	183	366	450
Misc-Assessmnt Collection Cost	391	755	4,395	4,087	308	4,395	4,395
Misc-Web Hosting	1,000	1,000	1,000	500	500	1,000	1,000
Office Supplies	6	-	25	-	15	15	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	91,010	88,593	98,640	59,352	36,487	95,839	99,600
<i>Field</i>							
Contracts-Landscape	57,639	55,183	56,599	28,300	28,300	56,600	56,599
Contracts-Lakes	4,362	4,404	4,404	2,286	2,370	4,656	4,740
R&M-Fence	4,950	410	5,000	-	2,500	2,500	5,000
R&M-Irrigation	3,465	-	1,000	785	500	1,285	1,000
R&M-Mulch	21,240	4,125	3,000	10,300	-	10,300	4,500
Misc-Contingency	11,819	4,680	20,950	2,858	10,475	13,333	21,500
Reserve - Ponds	-	-	22,000	-	-	-	20,000
Total Field	103,475	68,802	112,953	44,529	44,145	88,674	113,339
TOTAL EXPENDITURES	194,485	157,395	211,593	103,881	80,632	184,513	212,939

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Excess (deficiency) of revenues							
Over (under) expenditures	19,023	57,451	-	101,597	(72,544)	29,053	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	19,023	57,451	-	101,597	(72,544)	29,053	-
FUND BALANCE, BEGINNING	189,387	208,410	265,861	265,861	-	265,861	294,914
FUND BALANCE, ENDING	\$ 208,410	\$ 265,861	\$ 265,861	\$ 367,458	\$ (72,544)	\$ 294,914	\$ 294,914

THE HAMMOCKS

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 294,914
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	20,000
Total Funds Available (Estimated) - 9/30/2019	314,914

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		53,235 ⁽¹⁾
Reserves - Ponds (prior year)	52,978 ⁽²⁾	
Reserves - Ponds (FY 2018)	22,000 ⁽³⁾	
Reserves - Ponds (FY 2019)	20,000 ⁽⁴⁾	94,978
Total Allocation of Available Funds		148,213

Total Unassigned (undesignated) Cash	\$ 166,702
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Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Assigned fund balance as of 9/30/17
- (3) FY 2018 budgeted reserves
- (4) FY 2019 proposed budgeted reserves

Budget Narrative
Fiscal Year 2019**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 in order 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 all supervisors attending all of the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Arbitrage Rebate

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

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 all of 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 and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Administrative (continued)****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.

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 optional renewal clause within existing engagement letter.

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 monthly bank charges on the Hancock bank operating account.

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

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 2019

EXPENDITURES

Field

Contracts-Landscape

The District currently has a contract with LMP, Inc. to maintain the landscaping and irrigation system of the common areas within the District. The amount is based on proposed contract amounts and prior year's costs, irrigation repairs and replacement. 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. Aquatics Systems, Inc. – Water management systems monthly fee: \$395 for 9 waterways.

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 in the budget.

Reserve-Ponds

The district anticipates placing funds aside for future repairs.

The Hammocks
Community Development District

Debt Service Budgets
Fiscal Year 2019

THE HAMMOCKS

Community Development District

Series 2016 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 6	\$ 318	\$ -	\$ 251	\$ -	\$ 251	\$ -
Special Assmnts- Tax Collector	-	351,522	351,522	340,301	11,221	351,522	350,774
Special Assmnts- Prepayment	-	-	-	9,723	-	9,723	-
Special Assmnts- Discounts	-	(12,902)	(14,061)	(13,410)	-	(13,410)	(14,031)
TOTAL REVENUES	6	338,938	337,461	336,865	11,221	348,086	336,743
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	6,773	7,030	6,538	492	7,030	7,015
Cost of Issuance	200,830	10,000	-	-	-	-	-
Total Administrative	200,830	16,773	7,030	6,538	492	7,030	7,015
<i>Debt Service</i>							
Principal Debt Retirement	-	165,000	170,000	-	170,000	170,000	180,000
Prepayment	-	-	-	-	10,000	10,000	-
Interest Expense	-	106,820	151,680	75,840	75,840	151,680	145,920
Interest Expense Series A	-	-	-	-	-	-	-
Total Debt Service	-	271,820	321,680	75,840	255,840	331,680	325,920
TOTAL EXPENDITURES	200,830	288,593	328,710	82,378	256,332	338,710	332,935
Excess (deficiency) of revenues							
Over (under) expenditures	(200,824)	50,345	8,751	254,487	(245,111)	9,376	3,807
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	30,297	-	-	-	-	-	-
Proceeds of Refunding Bonds	4,905,000	-	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(4,559,714)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	8,751	-	-	-	3,807
TOTAL OTHER SOURCES (USES)	375,583	-	8,751	-	-	-	3,807
Net change in fund balance	174,759	50,345	8,751	254,487	(245,111)	9,376	3,807
FUND BALANCE, BEGINNING	-	174,759	225,104	225,104	-	225,104	234,480
FUND BALANCE, ENDING	\$ 174,759	\$ 225,104	\$ 233,855	\$ 479,591	\$ (245,111)	\$ 234,480	\$ 238,287

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2018	\$4,560,000.00	3.20%	\$0.00	\$0.00	\$72,960.00	\$72,960.00
5/1/2019	\$4,560,000.00	3.20%	\$180,000.00	\$0.00	\$72,960.00	\$252,960.00
11/1/2019	\$4,380,000.00	3.20%	\$0.00	\$0.00	\$70,080.00	\$70,080.00
5/1/2020	\$4,380,000.00	3.20%	\$185,000.00	\$0.00	\$70,080.00	\$255,080.00
11/1/2020	\$4,195,000.00	3.20%	\$0.00	\$0.00	\$67,120.00	\$67,120.00
5/1/2021	\$4,195,000.00	3.20%	\$190,000.00	\$0.00	\$67,120.00	\$257,120.00
11/1/2021	\$4,005,000.00	3.20%	\$0.00	\$0.00	\$64,080.00	\$64,080.00
5/1/2022	\$4,005,000.00	3.20%	\$195,000.00	\$0.00	\$64,080.00	\$259,080.00
11/1/2022	\$3,810,000.00	3.20%	\$0.00	\$0.00	\$60,960.00	\$60,960.00
5/1/2023	\$3,810,000.00	3.20%	\$200,000.00	\$0.00	\$60,960.00	\$260,960.00
11/1/2023	\$3,610,000.00	3.20%	\$0.00	\$0.00	\$57,760.00	\$57,760.00
5/1/2024	\$3,610,000.00	3.20%	\$205,000.00	\$0.00	\$57,760.00	\$262,760.00
11/1/2024	\$3,405,000.00	3.20%	\$0.00	\$0.00	\$54,480.00	\$54,480.00
5/1/2025	\$3,405,000.00	3.20%	\$215,000.00	\$0.00	\$54,480.00	\$269,480.00
11/1/2025	\$3,190,000.00	3.20%	\$0.00	\$0.00	\$51,040.00	\$51,040.00
5/1/2026	\$3,190,000.00	3.20%	\$220,000.00	\$0.00	\$51,040.00	\$271,040.00
11/1/2026	\$2,970,000.00	3.20%	\$0.00	\$0.00	\$47,520.00	\$47,520.00
5/1/2027	\$2,970,000.00	3.20%	\$230,000.00	\$0.00	\$47,520.00	\$277,520.00
11/1/2027	\$2,740,000.00	3.20%	\$0.00	\$0.00	\$43,840.00	\$43,840.00
5/1/2028	\$2,740,000.00	3.20%	\$235,000.00	\$0.00	\$43,840.00	\$278,840.00
11/1/2028	\$2,505,000.00	3.20%	\$0.00	\$0.00	\$40,080.00	\$40,080.00
5/1/2029	\$2,505,000.00	3.20%	\$245,000.00	\$0.00	\$40,080.00	\$285,080.00
11/1/2029	\$2,260,000.00	3.20%	\$0.00	\$0.00	\$36,160.00	\$36,160.00
5/1/2030	\$2,260,000.00	3.20%	\$255,000.00	\$0.00	\$36,160.00	\$291,160.00
11/1/2030	\$2,005,000.00	3.20%	\$0.00	\$0.00	\$32,080.00	\$32,080.00
5/1/2031	\$2,005,000.00	3.20%	\$260,000.00	\$0.00	\$32,080.00	\$292,080.00
11/1/2031	\$1,745,000.00	3.20%	\$0.00	\$0.00	\$27,920.00	\$27,920.00
5/1/2032	\$1,745,000.00	3.20%	\$270,000.00	\$0.00	\$27,920.00	\$297,920.00
11/1/2032	\$1,475,000.00	3.20%	\$0.00	\$0.00	\$23,600.00	\$23,600.00
5/1/2033	\$1,475,000.00	3.20%	\$275,000.00	\$0.00	\$23,600.00	\$298,600.00
11/1/2033	\$1,200,000.00	3.20%	\$0.00	\$0.00	\$19,200.00	\$19,200.00
5/1/2034	\$1,200,000.00	3.20%	\$285,000.00	\$0.00	\$19,200.00	\$304,200.00
11/1/2034	\$915,000.00	3.20%	\$0.00	\$0.00	\$14,640.00	\$14,640.00
5/1/2035	\$915,000.00	3.20%	\$295,000.00	\$0.00	\$14,640.00	\$309,640.00
11/1/2035	\$620,000.00	3.20%	\$0.00	\$0.00	\$9,920.00	\$9,920.00
5/1/2036	\$620,000.00	3.20%	\$305,000.00	\$0.00	\$9,920.00	\$314,920.00
11/1/2036	\$315,000.00	3.20%	\$0.00	\$0.00	\$5,040.00	\$5,040.00
5/1/2037	\$315,000.00	3.20%	\$315,000.00	\$0.00	\$5,040.00	\$320,040.00
			\$4,560,000.00	\$0.00	\$1,596,960.00	\$6,156,960.00

Budget Narrative
Fiscal Year 2019

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 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.

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 2019

THE HAMMOCKS

Community Development District

Comparison of Assessment Rates Fiscal Year 2019 vs. Fiscal Year 2018

Name	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
Brentwood	\$465.53	\$465.53	0.0%	\$747.92	\$747.92	0.0%	\$1,213.45	\$1,213.45	0.0%	234
Oakwood	\$416.53	\$416.53	0.0%	\$669.19	\$669.19	0.0%	\$1,085.72	\$1,085.72	0.0%	266
										500

RESOLUTION 2018-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR
2019 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2019; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HAMMOCKS COMMUNITY
DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2019 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: July 11, 2018
Hour: 8:00 a.m.
Place: Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 9th day of May, 2018.

Francis Plantikow
Chairperson

Bob Nanni
Secretary

5Aii.



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2018

Robert Koncar
210 N University Drive, Suite 702
Coral Springs, FL 33071

Dear Robert Koncar,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2018, listed below.

Community Development District	Number of Registered Electors
Hammocks CDD	728

We ask that you respond to our office with a current list of CDD office holders by **June 1, 2018**, and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison