

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JANUARY 9, 2019**

**AGENDA PACKAGE**

## **The Hammocks Community Development District**

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### **Inframark, Infrastructure Management Services**

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

Tel: 954-603-0033 \* Fax 954-345-1292

January 2, 2019

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, January 9, 2019 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. Organizational Matters
  - A. Oath of Office
  - B. Resolution 2019-01, Designation of Officers
3. Public Comments on Agenda Items
4. Consent Agenda
  - A. Approval of the Minutes of the November 14, 2018 Meeting
  - B. Approval of the Financial Statements
5. Staff Reports
  - A. Manager
    - i. Motion Assigning Fund Balance
  - 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

## **Second Order of Business**

**2B.**

**RESOLUTION 2019-1**

**A RESOLUTION DESIGNATING OFFICERS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of The Hammocks Community Development District, at a regular business meeting desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

- \_\_\_\_\_ Chairman
- \_\_\_\_\_ Vice Chairman
- Bob Nanni \_\_\_\_\_ Secretary
- Stephen Bloom \_\_\_\_\_ Treasurer
- Alan Baldwin \_\_\_\_\_ Assistant Treasurer
- \_\_\_\_\_ Assistant Secretary
- \_\_\_\_\_ Assistant Secretary
- \_\_\_\_\_ Assistant Secretary

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF JANUARY, 2019.**

The Hammocks Community Development District

\_\_\_\_\_

Chairman

Attest:

\_\_\_\_\_

Bob Nanni  
Secretary

## **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, November 14, 2018 at 8:00 a.m. at 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
Juli Moulton	Assistant Secretary

Also present were:

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

<b>FIRST ORDER OF BUSINESS</b>	<b>Call to Order and Roll Call</b>
Mr. Nanni called the meeting to order.	

<b>SECOND ORDER OF BUSINESS</b>	<b>Public Comments on Agenda Items</b>
There being no public, the next item followed.	

<b>THIRD ORDER OF BUSINESS</b>	<b>Consent Agenda</b>
A.	<b>Approval of the Minutes of September 12, 2018 Meeting</b>
B.	<b>Approval of the Financial Statements</b>

On MOTION by Ms. Plantikow seconded by Mr. Kuehn, with all in favor, the minutes of the September 12, 2018 meeting and Financial Statements were approved.
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*The record will reflect Ms. Lynch-Harris joined the meeting.*

<b>SIXTH ORDER OF BUSINESS</b>	<b>Staff Reports</b>
A.	<b>Manager</b>



- Mr. Nanni addressed a note on the Landscape Report stating the CDD could reduce future mulch costs by eliminating mulch beds and use of Bahia sod.
  - Discussion followed on contacting Buccaneer regarding the reduction/elimination of mulch and installation of sod.
- Mr. Nanni addressed CDD / HOA costs. He noted the utility building is the HOA's.
- Contact the Engineer for distribution of the ownership map to the Board.
- The pond statement to be posted on the website.

**B. Attorney**

None

**C. Engineer**

None

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Request**

- Mr. Kuehn addressed comments regarding the Oakwood foot bridge that has deteriorated.
  - Mr. Nanni will inspect it.
  - Discussion continued on the foot bridge with Ms. Plantikow noting they need to check with the Engineer on why the foot bridge is there – is it for aesthetics or another purpose.
- Ms. Moulton noted residents need contact information for the CDD.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

None

**NINTH 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**

*November 30, 2018*

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**The Hammocks  
Community Development District**

**Financial Statements**

**(Unaudited)**

***November 30, 2018***

**Balance Sheet**  
November 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 93,949	\$ -	\$ 93,949
Accounts Receivable	32,275	-	32,275
Interest/Dividend Receivables	501	-	501
Due From Other Funds	-	18,549	18,549
Investments:			
Certificates of Deposit - 12 Months	40,660	-	40,660
Money Market Account	129,735	-	129,735
Reserve Fund	-	129,216	129,216
Revenue Fund	-	51,329	51,329
<b>TOTAL ASSETS</b>	<b>\$ 297,120</b>	<b>\$ 199,094</b>	<b>\$ 496,214</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 14	\$ -	\$ 14
Due To Other Funds	18,549	-	18,549
<b>TOTAL LIABILITIES</b>	<b>18,563</b>	<b>-</b>	<b>18,563</b>
<b><u>FUND BALANCES</u></b>			
<b>Restricted for:</b>			
Debt Service	-	199,094	199,094
<b>Assigned to:</b>			
Operating Reserves	53,235	-	53,235
Reserves - Ponds	74,978	-	74,978
<b>Unassigned:</b>	150,344	-	150,344
<b>TOTAL FUND BALANCES</b>	<b>\$ 278,557</b>	<b>\$ 199,094</b>	<b>\$ 477,651</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 297,120</b>	<b>\$ 199,094</b>	<b>\$ 496,214</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 1,998	\$ 333	\$ 538	\$ 205
Special Assmnts- Tax Collector	219,731	60,000	27,738	(32,262)
Special Assmnts- Discounts	(8,789)	(2,401)	(1,123)	1,278
<b>TOTAL REVENUES</b>	<b>212,940</b>	<b>57,932</b>	<b>27,153</b>	<b>(30,779)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	1,000	1,000	-
FICA Taxes	459	74	77	(3)
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Engineering	2,000	334	-	334
ProfServ-Legal Services	3,500	584	333	251
ProfServ-Mgmt Consulting Serv	46,678	7,778	7,780	(2)
ProfServ-Special Assessment	12,500	-	-	-
ProfServ-Trustee Fees	3,718	3,718	3,917	(199)
Auditing Services	5,024	-	-	-
Postage and Freight	300	50	22	28
Insurance - General Liability	11,327	11,327	9,756	1,571
Printing and Binding	250	42	5	37
Legal Advertising	1,200	200	-	200
Misc-Bank Charges	450	76	115	(39)
Misc-Assessmnt Collection Cost	4,395	1,200	532	668
Misc-Web Hosting	1,000	170	252	(82)
Office Supplies	25	5	-	5
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>99,601</b>	<b>27,333</b>	<b>23,964</b>	<b>3,369</b>
<b>Field</b>				
Contracts-Landscape	56,599	9,434	9,433	1
Contracts-Lakes	4,740	790	790	-
R&M-Fence	5,000	834	-	834
R&M-Irrigation	1,000	166	-	166
R&M-Mulch	4,500	-	10,300	(10,300)
Misc-Contingency	21,500	3,584	125	3,459
Reserve - Ponds	20,000	-	-	-
<b>Total Field</b>	<b>113,339</b>	<b>14,808</b>	<b>20,648</b>	<b>(5,840)</b>
<b>TOTAL EXPENDITURES</b>	<b>212,940</b>	<b>42,141</b>	<b>44,612</b>	<b>(2,471)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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	-	15,791	(17,459)	(33,250)
Net change in fund balance	\$ -	\$ 15,791	\$ (17,459)	\$ (33,250)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>296,016</b>	<b>296,016</b>	<b>296,016</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 296,016</b>	<b>\$ 311,807</b>	<b>\$ 278,557</b>	



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 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>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 120	\$ 120
Special Assmnts- Tax Collector	350,774	95,783	44,281	(51,502)
Special Assmnts- Discounts	(14,031)	(3,831)	(1,793)	2,038
<b>TOTAL REVENUES</b>	<b>336,743</b>	<b>91,952</b>	<b>42,608</b>	<b>(49,344)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	7,015	1,916	850	1,066
<b>Total Administration</b>	<b>7,015</b>	<b>1,916</b>	<b>850</b>	<b>1,066</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	180,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	145,920	72,960	72,960	-
<b>Total Debt Service</b>	<b>325,920</b>	<b>72,960</b>	<b>77,960</b>	<b>(5,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>332,935</b>	<b>74,876</b>	<b>78,810</b>	<b>(3,934)</b>
Excess (deficiency) of revenues Over (under) expenditures	3,808	17,076	(36,202)	(53,278)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,808	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,808</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,808	\$ 17,076	\$ (36,202)	\$ (53,278)
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>235,296</b>	<b>235,296</b>	<b>235,296</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 239,104</b>	<b>\$ 252,372</b>	<b>\$ 199,094</b>	

**The Hammocks  
Community Development District**

**Supporting Schedules**

*November 30, 2018*

**Cash and Investment Report**  
*November 30, 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%	\$93,949
Certificate of Deposit - 12 months	Bank United	CD maturing 3/9/19	1.55%	\$40,660
MMA	Bank United	Money Market Account	1.55%	\$129,735
			<b>Subtotal</b>	<b>\$264,344</b>

**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	0.20%	\$129,216
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.20%	\$51,329
			<b>Subtotal</b>	<b>\$180,545</b>
			<b>Total</b>	<b>\$444,889</b>

**The Hammocks CDD**

Bank Reconciliation

Bank Account No. 2057 HANCOCK BANK - GF NEW  
 Statement No. 11-18  
 Statement Date 11/30/2018

<b>G/L Balance (LCY)</b>	93,949.49	<b>Statement Balance</b>	121,848.13
<b>G/L Balance</b>	93,949.49	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	121,848.13
<b>Subtotal</b>	93,949.49	<b>Outstanding Checks</b>	27,898.64
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	93,949.49	<b>Ending Balance</b>	93,949.49
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
11/15/2018	Payment	3200	FRANCES K. PLANTIKOW	183.87	0.00	183.87
11/15/2018	Payment	3201	MICHAEL J. HENKE	184.70	0.00	184.70
11/27/2018	Payment	3205	JULI L. MOULTON	348.57	0.00	348.57
11/28/2018	Payment	3206	INFRAMARK, LLC	4,062.07	0.00	4,062.07
11/28/2018	Payment	3207	HAMMOCKS CDD C/O US BANK N.A.	23,089.43	0.00	23,089.43
11/30/2018	Payment	3208	STRALEY & ROBIN	30.00	0.00	30.00
<b>Total Outstanding Checks.....</b>				<b>27,898.64</b>		<b>27,898.64</b>

**THE HAMMOCKS**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 10/1/18 to 11/30/18

(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
<b><u>BANKUNITED - MMA - (ACCT# XXXXX0998)</u></b>									
Check	115	10/15/18	Vendor	HAMMOCKS CDD	100918	TRFR FR BUMM TO CK	Due From Other Funds	131000	\$30,000.00
Check	116	11/15/18	Vendor	HAMMOCKS CDD	111218	TRFR BU MM FNDS TO CKING	Due From Other Funds	131000	\$30,000.00
<b>Account Total</b>									<b>\$60,000.00</b>

**HANCOCK BANK - GF NEW - (ACCT# XXXXX2057)**

Check	3189	10/03/18	Vendor	PUBLIC RISK INSURANCE AGENCY	57492	POLICY PK2FL1 10/1/17-10/1/19	Insurance - General Liability	001-545002-51301	\$9,756.00
Check	3190	10/03/18	Vendor	AQUATIC SYSTEMS, INC	0000422665	OCT LAKE/WETLAND SVC	Contracts-Lakes	001-534084-53901	\$395.00
Check	3191	10/04/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	50111	OCT LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	3191	10/04/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	50112	OCT LANDSCAPE PERFORMANCE	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	3192	10/05/18	Vendor	STRALEY & ROBIN	16236	GEN MATTERS THRU 9/15/18	ProfServ-Legal Services	001-531023-51401	\$80.00
Check	3193	10/10/18	Vendor	DEPT. OF ECONOMIC OPPORTUNITY	72564	FY 2018/19 SPCL DIST FEES	Annual District Filing Fee	001-554007-51301	\$175.00
Check	3194	10/11/18	Vendor	U.S. BANK	5131587	SERIES 2016 SVCS THRU 8/31/19	ProfServ-Trustee Fees	001-531045-51301	\$3,917.38
Check	3195	10/11/18	Vendor	TAMPA BAY TIMES/TIMES PUBLISHING	685700	NOTICE OF MEETING 9/21/18	Legal Advertising	001-548002-51301	\$333.50
Check	3196	10/26/18	Vendor	INFRAMARK, LLC	35088	OCT 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,889.83
Check	3196	10/26/18	Vendor	INFRAMARK, LLC	35088	OCT 2018 MGMT FEES	Printing and Binding	001-547001-51301	\$4.55
Check	3196	10/26/18	Vendor	INFRAMARK, LLC	35088	OCT 2018 MGMT FEES	Postage and Freight	001-541006-51301	\$4.23
Check	3196	10/26/18	Vendor	INFRAMARK, LLC	35088	OCT 2018 MGMT FEES	Misc-Web Hosting	001-549915-51301	\$83.33
Check	3197	11/02/18	Vendor	AQUATIC SYSTEMS, INC	0000425808	NOV AQUATIC MAINT	Contracts-Lakes	001-534084-53901	\$395.00
Check	3198	11/02/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	50620	NOV LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$2,855.08
Check	3198	11/02/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	50619	NOV LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$8,565.24
Check	3199	11/13/18	Vendor	STRALEY & ROBIN	16009	GEN MATTERS THRU JULY 2018	ProfServ-Legal Services	001-531023-51401	\$303.00
Check	3200	11/15/18	Employee	FRANCES K. PLANTIKOW	PAYROLL	November 15, 2018 Payroll Posting			\$183.87
Check	3201	11/15/18	Employee	MICHAEL J. HENKE	PAYROLL	November 15, 2018 Payroll Posting			\$184.70
Check	3202	11/15/18	Employee	GEORGE A. KUEHN	PAYROLL	November 15, 2018 Payroll Posting			\$184.70
Check	3203	11/19/18	Vendor	BUCCANEER LANDSCAPE MANAGEMENT	50790	MULCH	R&M-Mulch	001-546059-53901	\$24,940.00
Check	3204	11/21/18	Vendor	HANDYDAN, LLC	1110-003	REMOVAL OF METAL DOOR	Misc-Contingency	001-549900-53901	\$125.00
Check	3205	11/27/18	Employee	JULI L. MOULTON	PAYROLL	November 27, 2018 Payroll Posting			\$348.57
Check	3206	11/28/18	Vendor	INFRAMARK, LLC	35923	NOV MGMT FEES	ADMIN FEES	001-531027-51201	\$3,889.83
Check	3206	11/28/18	Vendor	INFRAMARK, LLC	35923	NOV MGMT FEES	Printing and Binding	001-547001-51301	\$0.15
Check	3206	11/28/18	Vendor	INFRAMARK, LLC	35923	NOV MGMT FEES	Postage and Freight	001-541006-51301	\$3.76

**THE HAMMOCKS**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 10/1/18 to 11/30/18

(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
Check	3206	11/28/18	Vendor	INFRAMARK, LLC	35923	NOV MGMT FEES	WEB HOSTING	001-549915-51301	\$83.33
Check	3206	11/28/18	Vendor	INFRAMARK, LLC	35923	NOV MGMT FEES	WEBSITE TRFR	001-549915-51301	\$85.00
Check	3207	11/28/18	Vendor	HAMMOCKS CDD C/O US BANK N.A.	112618	TRFR FY 2018 ASSESSMENTS	Due From Other Funds	131000	\$23,089.43
Check	3208	11/30/18	Vendor	STRALEY & ROBIN	16462	GEN MATTERS THRU 11/15/18	ProfServ-Legal Services	001-531023-51401	\$30.00
<b>Account Total</b>									<b>\$95,325.80</b>

<b>Total Amount Paid</b>	<b>\$155,325.80</b>
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## **Fifth Order of Business**

**5A**



**5Ai.**

**THE HAMMOCKS  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 9/30/18**

The Board hereby assigns the FY 2018 Reserves per the September 30, 2018 Balance Sheet as follows:

Operating Reserve	\$52,898
Reserves-Ponds	\$74,978