

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 8, 2023

AGENDA PACKAGE

Join Zoom Meeting
<https://us06web.zoom.us/j/2261159400>

CONFERENCE CALL IN: 301-715-8592
CONFERENCE ID: # 226 115 9400



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

**THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Page 2

Board of Supervisors:

Frances Plantikow, Chairperson
Mike Henke, Vice Chairperson
Michelle Rodriguez, Assistant Secretary
Alex Manero, Assistant Secretary
Eilyn Rivera, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

March 8, 2023 - 8:00 a.m.

Join Zoom Meeting <https://us06web.zoom.us/j/2261159400>

CONFERENCE CALL IN: 301-715-8592

CONFERENCE ID: # 226 115 9400

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the February 8, 2023 Meeting [Page 5]
 - B. Approval of January 2023 Financial Statements [Page 12]
- 4. Staff Reports**
 - A. District Manager
 - i. Discussion of FY 2024 Budget [Page 26]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude
 - i. Pond Maintenance Report [Page 42]
- 5. New Business**
- 6. Old Business**
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

NOTE: Next Meeting Scheduled for April 12, 2023

District Office:

210 N. University Drive, Suite 702
Coral Springs, Florida

Meeting Location:

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida

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, February 8, 2023 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
Eilyn Rivera	Assistant Secretary

Also present were:

David Wenck	District Manager
Tonja Stewart	District Engineer
Residents (Jeff Bryson)	

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Wenck called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

- Mr. Bryson addressed percentage of maintenance between the HOA and CDD and inquired if the CDD would continue to fund at the higher percentage on the collected tax dollars, are the going to the 3% until the next tax year or if there would be a rebate on the money not being used now.
 - Mr. Wenck noted they have no idea what the breakdown is going to be now. They do not know what the HOA contract is going to look like and what the CDD portion of it is.
 - Discussion ensued on excess funds within a budget line item.
- Mr. Bryson inquired if they call Mr. Wenck directly for CDD related items.
 - Mr. Wenck noted they can.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Approval of the Minutes of the January 11, 2023 Meeting**
- B. Approval of December 2022 Financial Statements**

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, the Consent Agenda was approved. (5-0)

FOURTH ORDER OF BUSINESS **Staff Reports**

- C. District Engineer**
 - i. Royal Hammocks Blvd Ownership and Maintenance**

- Mr. Wenck noted Ms. Stewart is here to discuss Royal Hampton Boulevard and the District’s requirements for landscape and maintenance along the road. There was also a discussion about the ownership of the road and whether the District should be the ones to spend the money to maintain the sidewalks and do the repairs. Ms. Stewart and Mr. Babbar have been looking into this.
 - Ms. Stewart provided some background noting in building the community the developer put in the road and landscaping. What typically happens is the first developer gets stuck with all the maintenance contracts, streetlights, landscape irrigation maintenance and such. Ms. Stewart tried to find the landscaping plans to see if there were any notes and any recorded documents stating there were any kind of agreements in place, as well as speaking to Mr. Babbar and they do not believe there is anything in place that they can track down. With that, what is the required level of maintenance, and the required level of maintenance to their knowledge is not regulated by the Land Development Code or by the City of Tampa; it is for the District to determine the level of maintenance working with the landscape maintenance company. If they want to change the level of maintenance, they have the ability to do that. In doing the homework on this they found the property appraiser erroneously shows the right-of-way is owned by the HOA. They have found the backup documents that show the right-of-way is owned on north end by Hillsborough County and the south end by the City of Tampa. In speaking with Mr. Babbar, they need to spend some time over the next 30 days

February 8, 2023

sorting those details out with the Property Appraiser and get them to accurately reflect proper ownership.

- With the Stormwater legislation they went through last year, they are trying to develop long-term maintenance plans for the storm sewer system and are trying to work with the City to try to find out what the proper process is to ensure they something documenting that the City would be responsible the maintenance of the storm sewer systems in Royal Hampton. Typically, the city has accepted responsibility for the maintenance of sidewalks, but as with landscaping they are going to maintain the sidewalks to below what they can afford to maintain them. They are trying to work with the city to get a defined understanding of exactly who does what so they can properly plan for it.
- Ms. Plantikow addressed about the conservation area with the pipeline through it and inquired what the CDDs responsibility is in maintaining the area.
 - Ms. Stewart noted she would have to look into it further but if it is a wetland area they are supposed to be left in their natural condition.
 - Mr. Wenck noted he believes the easement is Tampa Water for the pipeline. He pointed out the area on a map that the HOA has been having the landscaper clear, but the CDD is paying for.
 - Ms. Stewart noted she would look into it further, but she believes it would be a Tampa Water responsibility to keep it cleared, not the CDD.
- Mr. Manero inquired about the responsibility to maintain the boulevard landscaping.
 - Mr. Wenck noted what Ms. Stewart was saying is generally the contract that builds it is the one that maintains, and they have not found agreement that states the CDD has to do it or at least to what standard they have to do it.
 - Mr. Manero inquired as to whose conversation it is to have the HOA or CDD.
 - Ms. Stewart noted she does not think they know. What is going to be critical in making that decision is who paid to have the landscaping installed.

February 8, 2023

- Mr. Wenck noted the other item they wanted to have Ms. Stewart speak to, is the dog park which is under New Business.
- Ms. Stewart noted if they want to put a fence up so dogs can run around, do not call it a dog park, but they would need to speak with Mr. Babbar about signage requirements.
- Discussion continued on a dog park/dog run and other areas in the community that might be suitable for a dog park/dog run area.
- Discussion ensued regarding the HOA having a survey done for roadway.

A. District Manager

i. Revised FY 2023 Meeting Schedule

- Mr. Wenck noted this is informational reflecting the monthly meeting dates.

ii. Bench Pressure Washing

- Mr. Wenck noted he included a picture of the cleaned benches.

iii. Esplanade Dog Park Trees

- Discussion ensued on a buffer for noise. Mr. Wenck noted the need to determine who the landscapers before getting proposals.
- Mr. Manero noted Yellowstone will be onsite March 1st.
- Discussion followed on working through the HOA to get a proposal for trees / noise barrier for the dog park near Pond 6.

iv. Fence Removal Update

- Mr. Wenck addressed the proposal from Mueller Home Repair to remove the fence.

On MOTION by Ms. Rodriguez seconded by Ms. Plantikow, with all in favor, the Mueller Home Repair LLC estimate 846 in the amount of \$850 for fence removal was approved. 5/0

- Discussion ensued on bridge ramps.

On MOTION by Mr. Manero seconded by Ms. Plantikow, with Mr. Manero, Ms. Plantikow, Ms. Rodriguez and Ms. Rivera voting aye and Mr. Henke voting nay, the Mueller Home Repair LLC estimate 847 in the amount of \$2,200 for bridge ramp construction was approved. 4/1

v. Sign Installation Update

- Mr. Wenck reported they have a proposal from Sign-a-Rama to do four trail signs and two alligator signs at the entrance of each community.
- Discussion ensued on the purpose of the signs and the wording.
- Mr. Wenck noted the costs for all the signs and installation is \$1,296.
- A question was raised on whether they have obtained HOA approval to place the wildlife signs on HOA property at the entrances.

B. District Attorney

None.

D. SOLitude

i. Pond Maintenance Report

No discussion.

FIFTH ORDER OF BUSINESS

New Business

A. Discussion of Dog Park

- Previously addressed. Mr. Babbar to determine liability of fencing in a common area for dogs to run around.

SIXTH ORDER OF BUSINESS

Old Business

None.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Manero addressed the Cost Share Agreement with the HOA for Landscape Maintenance and inquired how they get a better idea of what portion needs to be allocated to the CDD versus HOA.
 - Mr. Wenck noted they need to work with the Engineer using the ownership map.
 - Ms. Plantikow noted they will need to wait for Ms. Stewart's report next month defining the area.

February 8, 2023

- Mr. Wenck to have a discussion with Esplanade as to sharing cost of maintaining Royal Hampton Boulevard.
- Mr. Wenck to inquire with Yellowstone about percentage of future landscape maintenance of HOA vs CDD property.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Mr. Bryson addressed trees that need to be removed along the Boulevard that are tearing up the sidewalk and getting Esplanade to assist with this.
 - Mr. Wenck noted the CDD cannot remove trees from property it does not own.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Henke seconded by Ms. Rivera, with all in favor, the meeting was adjourned. (5-0)

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

January 31, 2023

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

January 31, 2023

Balance Sheet
January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 101,214	\$ -	\$ 101,214
Accounts Receivable	6,701	-	6,701
Investments:			
Money Market Account	533,258	-	533,258
Reserve Fund	-	127,824	127,824
Revenue Fund	-	362,169	362,169
TOTAL ASSETS	\$ 641,173	\$ 489,993	\$ 1,131,166
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,531	\$ -	\$ 10,531
TOTAL LIABILITIES	10,531	-	10,531
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	489,993	489,993
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	397,144	-	397,144
TOTAL FUND BALANCES	\$ 630,642	\$ 489,993	\$ 1,120,635
TOTAL LIABILITIES & FUND BALANCES	\$ 641,173	\$ 489,993	\$ 1,131,166

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,209	\$ 404	\$ 5,086	\$ 4,682
Interest - Tax Collector	-	-	236	236
Special Assmnts- Tax Collector	241,800	205,530	229,611	24,081
Special Assmnts- Discounts	(9,672)	(8,221)	(9,134)	(913)
TOTAL REVENUES	233,337	197,713	225,799	28,086
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	2,000	1,800	200
FICA Taxes	459	153	138	15
ProfServ-Engineering	1,000	333	956	(623)
ProfServ-Legal Services	2,000	667	1,457	(790)
ProfServ-Mgmt Consulting	51,017	17,006	17,006	-
ProfServ-Special Assessment	12,751	12,751	12,751	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	-	-	-
Postage and Freight	250	83	22	61
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	33	4	29
Legal Advertising	3,500	1,167	-	1,167
Misc-Bank Charges	700	233	409	(176)
Misc-Assessment Collection Cost	4,836	4,111	4,410	(299)
Misc-Web Hosting	3,000	1,000	1,563	(563)
Office Supplies	100	33	-	33
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	54,194	52,483	1,711
Field				
Contracts-Landscape	85,166	28,389	6,751	21,638
Contracts-Lakes	5,317	1,772	1,806	(34)
R&M-Fence	5,000	1,667	-	1,667
R&M-Irrigation	5,459	1,820	-	1,820
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	5,567	1,669	3,898
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	50,215	10,226	39,989
TOTAL EXPENDITURES	254,079	104,409	62,709	41,700
Excess (deficiency) of revenues				
Over (under) expenditures	(20,742)	93,304	163,090	69,786

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

<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>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,742)	-	-	-
Net change in fund balance	\$ (20,742)	\$ 93,304	\$ 163,090	\$ 69,786
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 560,856	\$ 630,642	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 18	\$ 6	\$ 5	\$ (1)
Special Assmnts- Tax Collector	350,774	298,158	333,091	34,933
Special Assmnts- Discounts	(14,032)	(11,927)	(13,251)	(1,324)
TOTAL REVENUES	336,760	286,237	319,845	33,608
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	5,963	6,397	(434)
Total Administration	7,015	5,963	6,397	(434)
Debt Service				
Principal Debt Retirement	200,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	120,960	60,480	60,480	-
Total Debt Service	320,960	60,480	65,480	(5,000)
TOTAL EXPENDITURES	327,975	66,443	71,877	(5,434)
Excess (deficiency) of revenues Over (under) expenditures	8,785	219,794	247,968	28,174
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,785	-	-	-
TOTAL FINANCING SOURCES (USES)	8,785	-	-	-
Net change in fund balance	\$ 8,785	\$ 219,794	\$ 247,968	\$ 28,174
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 461,819	\$ 489,993	

**The Hammocks
Community Development District**

Supporting Schedules

January 31, 2023

**Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2023				\$ 592,573	\$ 241,800	\$ 350,774
Allocation %				100%	41%	59%
11/02/22	\$ 6,201	\$ 321	\$ 127	\$ 6,649	\$ 2,713	\$ 3,936
11/16/22	\$ 46,000	\$ 1,956	\$ 939	\$ 48,894	\$ 19,951	\$ 28,943
11/22/22	\$ 29,578	\$ 1,258	\$ 604	\$ 31,439	\$ 12,829	\$ 18,610
11/29/22	\$ 54,600	\$ 2,321	\$ 1,114	\$ 58,036	\$ 23,682	\$ 34,354
12/07/22	\$ 369,534	\$ 15,711	\$ 7,542	\$ 392,786	\$ 160,277	\$ 232,510
12/14/22	\$ 11,502	\$ 434	\$ 235	\$ 12,170	\$ 4,966	\$ 7,204
01/05/23	\$ 12,096	\$ 384	\$ 247	\$ 12,728	\$ 5,193	\$ 7,534
TOTAL	\$ 529,510	\$ 22,385	\$ 10,806	\$ 562,702	\$ 229,611	\$ 333,091
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 29,871	\$ 12,189	\$ 17,682

Cash and Investment Report

January 31, 2023

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	4.00%	\$80,865
Checking Account - Operating	Hancock	n/a	0.00%	\$20,349
MMA	Bank United	Money Market Account	3.00%	\$533,258
Subtotal				<u>\$634,472</u>

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$127,824
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$362,169
Subtotal				<u>\$489,993</u>
Total				<u><u>\$1,124,465</u></u>

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
Statement No. 01-23
Statement Date 1/31/2023

G/L Balance (LCY)	80,864.67	Statement Balance	87,092.00
G/L Balance	80,864.67	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	87,092.00
Subtotal	80,864.67	Outstanding Checks	6,227.33
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	80,864.67	Ending Balance	80,864.67
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/13/2022	Payment	4224	LANDSCAPE MAINTENANCE	5,477.33	0.00	5,477.33
1/31/2023	Payment	4235	MUELLER HOME REPAIR LLC	750.00	0.00	750.00
Total Outstanding Checks.....				6,227.33		6,227.33

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 01/01/23 to 01/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	137	01/20/23	HAMMOCKS CDD	011023-3	TRANSFER FROM BU MM TO VALLEY CK	Cash with Fiscal Agent	103000	\$35,000.00
001	4227	01/09/23	INFRAMARK, LLC	87208	DEC 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,251.42
001	4227	01/09/23	INFRAMARK, LLC	87208	DEC 2022 MGMT FEES	Postage and Freight	541006-51301	\$4.80
001	4227	01/09/23	INFRAMARK, LLC	87208	DEC 2022 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$12,751.00
001	4228	01/09/23	LANDSCAPE MAINTENANCE	171840	12/2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$5,477.33
001	4229	01/09/23	SOLITUDE LAKE MANAGEMENT	PSI-30688	12/2022 LAKE & POND MGMT	Contracts-Lakes	534084-53901	\$451.54
001	4234	01/18/23	STRALEY & ROBIN	22558	GENERAL MATTERS THROUGH 12/15/22	ProfServ-Legal Services	531023-51401	\$114.00
001	4235	01/31/23	MUELLER HOME REPAIR LLC	2061	REPLACE 3 BROKEN PVC FENCE POSTS	Misc-Contingency	549900-53901	\$750.00
001	4230	01/18/23	FRANCES K. PLANTIKOW	PAYROLL	January 18, 2023 Payroll Posting			\$184.70
001	4231	01/18/23	MICHAEL J. HENKE	PAYROLL	January 18, 2023 Payroll Posting			\$184.70
001	4232	01/18/23	EILYN RIVERA	PAYROLL	January 18, 2023 Payroll Posting			\$174.70
001	DD124	01/18/23	MICHELLE RODRIGUEZ	PAYROLL	January 18, 2023 Payroll Posting			\$184.70
001	DD125	01/18/23	ALEX J. MANERO	PAYROLL	January 18, 2023 Payroll Posting			\$184.70
							Fund Total	\$59,713.59

SERIES 2016 DEBT SERVICE FUND - 202

202	4233	01/18/23	HAMMOCKS CDD C/O US BANK N.A.	010523-1	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$7,160.41
							Fund Total	\$7,160.41

Total Checks Paid	\$66,874.00
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Fourth Order of Business

4Ai

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 2 - Proposed Budget:
(Printed on 2/23/2023 4:30pm)

Prepared by:



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The Hammocks
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2023	JAN-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,091	\$ 2,005	\$ 1,209	\$ 5,086	\$ 10,172	\$ 15,258	\$ 14,000
Interest - Tax Collector	17	118	-	236	-	236	-
Special Assmnts- Tax Collector	219,731	219,731	241,800	229,611	12,189	241,800	241,800
Special Assmnts- Discounts	(8,317)	(8,515)	(9,672)	(9,134)	(122)	(9,256)	(9,672)
TOTAL REVENUES	212,522	213,339	233,337	225,799	22,239	248,038	246,128
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	7,800	6,000	1,800	8,000	9,800	12,000
FICA Taxes	321	597	459	138	612	750	918
ProfServ-Engineering	-	988	1,000	956	44	1,000	1,000
ProfServ-Legal Services	1,284	9,571	2,000	1,457	543	2,000	2,000
ProfServ-Mgmt Consulting	48,088	49,531	51,017	17,006	37,011	54,017	54,017
ProfServ-Special Assessment	12,500	12,625	12,751	12,751	-	12,751	12,751
ProfServ-Trustee Fees	3,717	3,717	3,717	3,717	-	3,717	3,750
Auditing Services	5,100	5,300	5,100	-	5,100	5,100	5,400
Postage and Freight	163	605	250	22	228	250	250
Insurance - General Liability	9,756	9,756	10,732	8,075	-	8,075	11,805
Printing and Binding	1	-	100	4	96	100	100
Legal Advertising	2,681	3,779	3,500	-	3,230	3,230	3,500
Misc-Bank Charges	804	1,029	700	409	818	1,227	1,200
Misc-Assessment Collection Cost	2,481	2,548	4,836	4,410	426	4,836	4,836
Misc-Contingency	-	-	-	-	-	-	-
Misc-Web Hosting	2,769	1,782	3,000	1,563	1,437	3,000	3,000
Office Supplies	-	-	100	-	100	100	100
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	94,040	109,803	105,437	52,483	57,645	110,128	116,802
<i>Field</i>							
Contracts-Landscape	56,599	54,354	85,166	6,751	43,819	50,570	65,728
Contracts-Lakes	5,064	5,271	5,317	1,806	3,612	5,418	5,418
R&M-Fence	-	-	5,000	-	5,000	5,000	5,000
R&M-Irrigation	-	-	5,459	-	5,459	5,459	5,459
R&M-Mulch	10,071	-	11,000	-	11,000	11,000	11,000
R&M-Emergency & Disaster Relief	-	955	-	-	-	-	-
Misc-Contingency	7,509	-	16,700	1,669	15,031	16,700	16,720
Reserve - Ponds	-	-	20,000	-	-	-	20,000
Total Field	79,243	60,580	148,642	10,226	83,921	94,147	129,325
TOTAL EXPENDITURES	173,283	170,383	254,079	62,709	141,566	204,275	246,128
Excess (deficiency) of revenues							
Over (under) expenditures	39,239	42,956	(20,742)	163,090	(119,327)	43,763	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(20,742)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(20,742)	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JAN-2023	PROJECTED FEB - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Net change in fund balance	39,239	42,956	(20,742)	163,090	(119,327)	43,763	-
FUND BALANCE, BEGINNING	385,357	424,596	467,552	467,552	-	467,552	511,315
FUND BALANCE, ENDING	\$ 424,596	\$ 467,552	\$ 446,810	\$ 630,642	\$ (119,327)	\$ 511,315	\$ 511,315

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 511,315
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	20,000
Total Funds Available (Estimated) - 9/30/2024	531,315

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		56,532	(1)
Reserves - Ponds (prior year)	154,978		(2)
Reserves - Ponds (FY 2023)	20,000		-
Reserves - Ponds (FY 2024)	20,000	194,978	
Total Allocation of Available Funds		251,510	

Total Unassigned (undesignated) Cash	\$ 279,805
---------------------------------------------	-------------------

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Ties to the motion to assign fund balance at 9/30/22.

Budget Narrative
Fiscal Year 2024

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 2024

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 Egis Insurance and Risk Advisors. 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 2024

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 70% 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 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JAN-2023	FEB - SEP-2023	PROJECTED FY 2023
REVENUES						
Interest - Investments	\$ 16	\$ 15	\$ 18	\$ 5	\$ 13	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	333,091	17,683	350,774
Special Assmnts- Discounts	(13,277)	(13,592)	(14,032)	(13,251)	(781)	(14,032)
TOTAL REVENUES	337,513	337,197	336,760	319,845	16,915	336,760
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	4,018	4,122	7,015	6,397	618	7,015
Total Administrative	4,018	4,122	7,015	6,397	618	7,015
<i>Debt Service</i>						
Principal Debt Retirement	190,000	195,000	200,000	-	200,000	200,000
Principal Prepayments	10,000	10,000	-	5,000	-	5,000
Interest Expense	133,840	127,440	120,960	60,480	60,400	120,880
Total Debt Service	333,840	332,440	320,960	65,480	260,400	325,880
TOTAL EXPENDITURES	337,858	336,562	327,975	71,877	261,018	332,895
Excess (deficiency) of revenues						
Over (under) expenditures	(345)	635	8,785	247,968	(244,103)	3,865
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	8,785	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	8,785	-	-	-
Net change in fund balance	(345)	635	8,785	247,968	(244,103)	3,865
FUND BALANCE, BEGINNING	241,736	241,391	242,025	242,025	-	242,025
FUND BALANCE, ENDING	\$ 241,391	\$ 242,026	\$ 250,810	\$ 489,993	\$ (244,103)	\$ 245,890

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2023	\$3,575,000	3.20%	\$0	\$0	\$57,200	\$57,200
5/1/2024	\$3,575,000	3.20%	\$205,000	\$0	\$57,200	\$262,200
11/1/2024	\$3,370,000	3.20%	\$0	\$0	\$53,920	\$53,920
5/1/2025	\$3,370,000	3.20%	\$215,000	\$0	\$53,920	\$268,920
11/1/2025	\$3,155,000	3.20%	\$0	\$0	\$50,480	\$50,480
5/1/2026	\$3,155,000	3.20%	\$220,000	\$0	\$50,480	\$270,480
11/1/2026	\$2,935,000	3.20%	\$0	\$0	\$46,960	\$46,960
5/1/2027	\$2,935,000	3.20%	\$225,000	\$0	\$46,960	\$271,960
11/1/2027	\$2,710,000	3.20%	\$0	\$0	\$43,360	\$43,360
5/1/2028	\$2,710,000	3.20%	\$235,000	\$0	\$43,360	\$278,360
11/1/2028	\$2,475,000	3.20%	\$0	\$0	\$39,600	\$39,600
5/1/2029	\$2,475,000	3.20%	\$240,000	\$0	\$39,600	\$279,600
11/1/2029	\$2,235,000	3.20%	\$0	\$0	\$35,760	\$35,760
5/1/2030	\$2,235,000	3.20%	\$250,000	\$0	\$35,760	\$285,760
11/1/2030	\$1,985,000	3.20%	\$0	\$0	\$31,760	\$31,760
5/1/2031	\$1,985,000	3.20%	\$260,000	\$0	\$31,760	\$291,760
11/1/2031	\$1,725,000	3.20%	\$0	\$0	\$27,600	\$27,600
5/1/2032	\$1,725,000	3.20%	\$265,000	\$0	\$27,600	\$292,600
11/1/2032	\$1,460,000	3.20%	\$0	\$0	\$23,360	\$23,360
5/1/2033	\$1,460,000	3.20%	\$275,000	\$0	\$23,360	\$298,360
11/1/2033	\$1,185,000	3.20%	\$0	\$0	\$18,960	\$18,960
5/1/2034	\$1,185,000	3.20%	\$285,000	\$0	\$18,960	\$303,960
11/1/2034	\$900,000	3.20%	\$0	\$0	\$14,400	\$14,400
5/1/2035	\$900,000	3.20%	\$290,000	\$0	\$14,400	\$304,400
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
			\$3,575,000	\$0	\$916,160	\$4,491,160

Budget Narrative
Fiscal Year 2024

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 2024

**Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Name	General Fund 001			Debt Service			Total Assessments per Unit			Total Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
Brentwood	\$512.29	\$512.29	0.0%	\$747.92	\$747.92	0.0%	\$1,260.21	\$1,260.21	0.0%	234
Oakwood	\$458.36	\$458.36	0.0%	\$669.19	\$669.19	0.0%	\$1,127.55	\$1,127.55	0.0%	266
										500

4Di



The Hammocks
COMMUNITY DEVELOPMENT DISTRICT
Tampa, Florida

Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-02-17

Prepared for:

David Wenck
Inframark

Prepared by:

Nick Margo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3 _____	3
PONDS 4, 5, 6 _____	4
PONDS 7, 8, 9 _____	5
MANAGEMENT/COMMENTS SUMMARY _____	5, 6
SITE MAP _____	7

Site: 1

Comments:

Site looks good

The site remains in good condition with minimal nuisance vegetation and no algae noted.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Site looks good

Most of the torpedograss in the shelf is now in decay and there is no nuisance shoreline vegetation. The site is in good condition and has good water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good

The site remains in overall good condition with most of the nuisance grasses within the shed in decay, no noted algae and good water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good

Unfortunately, the dead gulf Spikerush may take a while to decay due to the season.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



January, 2022



February, 2022

Site: 5

Comments:

Site looks good

Both the old and new site 5 remain in good condition with no regrowth. The decay might still take some to go away due to the season.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6

Comments:

Site looks good

The site remains in good condition with minimal issues and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Site looks good

The site remains in good condition with minimal algae growth and no nuisance weeds noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Site looks good

The site continue to remain in good condition with minimal issues and with good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Site looks good

The site had no noted algae issues from last month and no nuisance, shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

Site 2 was recently treated for spatterdock (floating lilies) new growth so allow a week or so for the herbicide to start working.

Sites 8 & 9 were also treated for submersed weeds even though they aren't topping out or causing issues.

The decay in sites 4 and 5 will still take some time to resolve itself. We will continue to monitor any of it for new growth.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

Agenda Page 48
2023-02-17

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit

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