

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 12, 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

April 12, 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 March 8, 2023 Meeting [Page 5]
 - B. Approval of February 2023 Financial Statements [Page 10]
 - C. Acceptance of the FY 2022 Audit [Page 23]
- 4. Staff Reports**
 - A. District Manager
 - i. Discussion of FY 2024 Budget [Page 56]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude
 - i. Pond Maintenance Report [Page 73]
- 5. New Business**
- 6. Old Business**
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

NOTE: Next Meeting Scheduled for May 10, 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, March 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 (via phone)
Eilyn Rivera	Assistant Secretary

Also present were:

David Wenck	District Manager
Tonja Stewart	District Engineer (via phone)
Residents	

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

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the February 8, 2023 Meeting**
- B. Approval of January 2023 Financial Statements**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Manager**
 - i. Discussion of FY 2024 Budget**

- Mr. Wenck noted they received a copy of initial budget in their agenda package. He suggested a workshop rather than the next meeting to discuss the budget and then at the May meeting they can set the high-water mark for the budget.

March 8, 2023

B. District Attorney

- Mr. Wenck reported he received an email from District Counsel with regard to fencing the area for a dog park. He stated there would be some additional liability and suggested they would not want to fence it and not call it a dog park. If they want to move forward, they will need to follow any of the state or county requirements for a dog park.
- Mr. Wenck noted he received a copy of the contract for landscaping and will provide to the Board.
- Mr. Wenck addressed the Cost Share agreement noting prior discussions to end it.
 - Mr. Wenck noted he spoke with Yellowstone noting if they alter the landscaping along the main Boulevard there would be a price difference. He did tell Yellowstone that the Board had talked about ending the Cost Share agreement and possibly having their own contract. If the Board chose to go with another landscaper, that would also affect the cost to the HOA because that price was based on them doing both.
 - Mr. Manero noted he had a conversation with the account executive. They had heard about some of the areas the CDD wanted adjustments to but nothing formal. He laid out that they were waiting to get everything figured out before they cut off pieces.
 - Discussion continued on the contract and Cost Share agreement, with Ms. Plantikow noting just because the amount was lowered the CDD's expectations are not lowered and would expect them to keep to the proposal.

C. District Engineer

- Ms. Stewart addressed the main road noting the northern segment is a Hillsborough County road and the southern segment is a City of Tampa road. The storm system on Royal Hampton Boulevard has been cleared and is CDD responsibility because the CDD funded it. As the community continues to age, they need to set aside some monies for plugging, dewatering, inspecting over the next ten years. They are recommending setting aside funding so they can do initial assessment of everything and document the current conditions. When they do the initial plugging, dewatering, assessing, and repairs, it is a one-time operation in that they will do some repairs while there. They have a good plan in place to help facilitate the 2024 budget planning purposes

March 8, 2023

- Mr. Wenck addressed the landscaping noting the road is owned by two different entities but still no one has come up with any kind of agreement that says to what standard the CDD is supposed to maintain the landscaping. He tried to contact Esplanade, but they do not have a CDD and he could not find a website for the HOA. He has left messages at the clubhouse, but no one has called him back.
- Ms. Stewart noted she has to reached back out to the City of Tampa, she wants to get some stuff into the system so they can have some formal discussion and maybe obtain some documents for backup in terms of how they determine their maintenance, and she is hoping to obtain a copy of the landscaping design for Royal Hampton Boulevard. There may be something in there that talks about maintenance responsibility.

D. SOLitude

i. Pond Maintenance Report

No discussion.

FIFTH ORDER OF BUSINESS

New Business

None.

SIXTH ORDER OF BUSINESS

Old Business

None.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Wenck noted the ramp was built on the first bridge and the fence removed.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Sandy Oram addressed the conservation area owned by the CDD noting there are a lot of old, big trees overhanging the fence that separates the property from the conservation area. The area needs to be looked at with a tree person.
 - Mr. Wenck noted anything that overhangs someone's property is the resident's responsibility, and they can cut vertically straight up anything hanging over their property even though it is conservation area.
 - An unidentified speaker noted the residents do not own the property to the fence.
 - It was noted between the resident property line and the fence is HOA.
- Discussion ensued on the landscape maintenance of the main road and if they cannot get Esplanade to share in the cost the of it was suggested that CDD and HOA should share that maintenance.

March 8, 2023

- Jeff Bryson addressed trees coming over and breaking off, but the tree is on the property behind the concrete fence.
 - Ms. Plantikow noted it is a palm frond that fell off a tree from a backyard.
- Sandy Oram inquired if there any thoughts on putting pond maintenance out to bid.
 - Mr. Wenck noted if there is an issue with a pond, they should reach out to him and he will contact the vendor.

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

February 28, 2023

Prepared by



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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

February 28, 2023

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 92,892	\$ -	\$ 92,892
Accounts Receivable	9,576	-	9,576
Investments:			
Money Market Account	534,469	-	534,469
Reserve Fund	-	127,824	127,824
Revenue Fund	-	367,271	367,271
TOTAL ASSETS	\$ 636,937	\$ 495,095	\$ 1,132,032
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,176	\$ -	\$ 10,176
TOTAL LIABILITIES	10,176	-	10,176
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	495,095	495,095
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	393,263	-	393,263
TOTAL FUND BALANCES	\$ 626,761	\$ 495,095	\$ 1,121,856
TOTAL LIABILITIES & FUND BALANCES	\$ 636,937	\$ 495,095	\$ 1,132,032

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,209	\$ 505	\$ 6,574	\$ 6,069
Interest - Tax Collector	-	-	236	236
Special Assmnts- Tax Collector	241,800	217,620	233,288	15,668
Special Assmnts- Discounts	(9,672)	(8,705)	(9,225)	(520)
TOTAL REVENUES	233,337	209,420	230,873	21,453
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	2,000	2,800	(800)
FICA Taxes	459	153	214	(61)
ProfServ-Engineering	1,000	417	956	(539)
ProfServ-Legal Services	2,000	833	1,967	(1,134)
ProfServ-Mgmt Consulting	51,017	21,257	21,257	-
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	104	28	76
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	42	4	38
Legal Advertising	3,500	1,458	393	1,065
Misc-Bank Charges	700	292	522	(230)
Misc-Assessment Collection Cost	4,836	4,352	4,481	(129)
Misc-Web Hosting	3,000	1,250	1,563	(313)
Office Supplies	100	42	-	42
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	59,575	58,903	672
Field				
Contracts-Landscape	85,166	35,486	7,984	27,502
Contracts-Lakes	5,317	2,215	2,258	(43)
R&M-Fence	5,000	2,083	850	1,233
R&M-Irrigation	5,459	2,275	-	2,275
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	6,958	1,669	5,289
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	60,017	12,761	47,256
TOTAL EXPENDITURES	254,079	119,592	71,664	47,928
Excess (deficiency) of revenues Over (under) expenditures	(20,742)	89,828	159,209	69,381

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,742)	-	0%	-
Net change in fund balance	\$ (20,742)	\$ 89,828	\$ 159,209	\$ 69,381
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 557,380	\$ 626,761	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 18	\$ 8	\$ 6	\$ (2)
Special Assmnts- Tax Collector	350,774	315,697	338,427	22,730
Special Assmnts- Discounts	(14,032)	(12,629)	(13,382)	(753)
TOTAL REVENUES	336,760	303,076	325,051	21,975
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	6,314	6,501	(187)
Total Administration	7,015	6,314	6,501	(187)
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	66,794	71,981	(5,187)
Excess (deficiency) of revenues Over (under) expenditures	8,785	236,282	253,070	16,788
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,785	-	-	-
TOTAL FINANCING SOURCES (USES)	8,785	-	0%	-
Net change in fund balance	\$ 8,785	\$ 236,282	\$ 253,070	\$ 16,788
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 478,307	\$ 495,095	

**The Hammocks
Community Development District**

Supporting Schedules

February 28, 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
02/03/23	\$ 8,616	\$ 221	\$ 176	\$ 9,013	\$ 3,678	\$ 5,335
TOTAL	\$ 538,126	\$ 22,607	\$ 10,982	\$ 571,715	\$ 233,288	\$ 338,427
% COLLECTED				96%	96%	96%
TOTAL OUTSTANDING				\$ 20,859	\$ 8,511	\$ 12,347

Cash and Investment Report

February 28, 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%	\$72,656
Checking Account - Operating	Hancock	n/a	0.00%	\$20,236
MMA	Bank United	Money Market Account	3.00%	\$534,469
Subtotal				<u>\$627,361</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%	\$367,271
Subtotal				<u>\$495,095</u>
Total				<u><u>\$1,122,456</u></u>

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	72,655.94	Statement Balance	78,346.77
G/L Balance	72,655.94	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	78,346.77
Subtotal	72,655.94	Outstanding Checks	5,690.83
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	72,655.94	Ending Balance	72,655.94
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
2/21/2023	Payment	4245	STRALEY & ROBIN	213.50	0.00	213.50
Total Outstanding Checks.....				5,690.83		5,690.83

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 2/1/23 to 2/28/23
(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	4236	02/06/23	INFRAMARK, LLC	88556	JAN 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,251.42
001	4236	02/06/23	INFRAMARK, LLC	88556	JAN 2023 MGMT FEES	Postage and Freight	541006-51301	\$2.28
001	4236	02/06/23	INFRAMARK, LLC	88556	JAN 2023 MGMT FEES	Misc-Contingency	549900-53901	\$4.05
001	4237	02/06/23	SOLITUDE LAKE MANAGEMENT	PSI-39006	01/2023 LAKE & POND MGMT	Contracts-Lakes	534084-53901	\$451.54
001	4238	02/06/23	PATRIOT AMENITY SERVICES GROUP LLC	1850	PRESSURE CLEANING PARK BENCHES	Misc-Contingency	549900-53901	\$500.00
001	4239	02/06/23	JUAN SANCHEZ TREE SERVICE LLC	1626	TREE REMOVAL	Contracts-Landscape	534050-53901	\$1,000.00
001	4241	02/09/23	TAMPA BAY TIMES/TIMES PUBLISHING	0000269615	REVISED FY 2023 AFFIDAVIT MATERIAL	Legal Advertising	548002-51301	\$393.00
001	4245	02/21/23	STRALEY & ROBIN	22682	PROFESSIONAL SERVICES THRU 01/15/23	ProfServ-Legal Services	531023-51401	\$213.50
001	4246	02/21/23	LANDSCAPE MAINTENANCE	172570	JAN 2023 MONTHLY SERVICES	Contracts-Landscape	534050-53901	\$4,108.00
001	4242	02/10/23	FRANCES K. PLANTIKOW	PAYROLL	February 10, 2023 Payroll Posting			\$184.70
001	4243	02/10/23	MICHAEL J. HENKE	PAYROLL	February 10, 2023 Payroll Posting			\$184.70
001	4244	02/10/23	EILYN RIVERA	PAYROLL	February 10, 2023 Payroll Posting			\$174.70
001	DD126	02/10/23	MICHELLE RODRIGUEZ	PAYROLL	February 10, 2023 Payroll Posting			\$184.70
001	DD127	02/10/23	ALEX J. MANERO	PAYROLL	February 10, 2023 Payroll Posting			\$184.70
							Fund Total	\$11,837.29

SERIES 2016 DEBT SERVICE FUND - 202

202	4240	02/09/23	HAMMOCKS CDD C/O US BANK N.A.	020323-4	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$5,100.06
							Fund Total	\$5,100.06

Total Checks Paid	\$16,937.35
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**THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 29, 2023

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Hammocks Community Development District, Hillsborough County, Florida (“District”) provides a narrative overview of the District’s financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$192,142.
- The change in the District’s total net position in comparison with the prior fiscal year was \$200,320, an increase. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District’s governmental funds reported combined ending fund balances of \$709,577, an increase of \$43,590 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, assigned for operating reserves, ponds and subsequent year’s expenditures, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

1) Government-Wide Financial Statements

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

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

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

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

2) Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

2) Fund Financial Statements (Continued)

Governmental Funds

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

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

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

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

3) Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION		
SEPTEMBER 30,		
	2022	2021
Current and other assets	\$ 717,225	\$ 682,171
Capital assets, net of depreciation	3,312,965	3,363,968
Total assets	4,030,190	4,046,139
Current liabilities	58,048	69,317
Long-term liabilities	3,780,000	3,985,000
Total liabilities	3,838,048	4,054,317
Net position		
Net investment in capital assets	(467,035)	(621,032)
Restricted	191,625	188,258
Unrestricted	467,552	424,596
Total net position	\$ 192,142	\$ (8,178)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 548,398	\$ 548,911
General revenues	2,137	1,124
Total revenues	550,535	550,035
Expenses:		
General government	114,880	98,059
Maintenance and operations	110,628	130,246
Interest	124,707	131,173
Total expenses	350,215	359,478
Change in net position	200,320	190,557
Net position - beginning	(8,178)	(198,735)
Net position - ending	\$ 192,142	\$ (8,178)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$350,215. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The majority of the change in expenses results from the decrease in interest. Based on the amortization schedule of the Bonds, as the balance outstanding of the Bonds decreases over time, the portion of each debt service payment allocated to principal increases accordingly thereby decreasing the amount allocated to interest.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$4,129,013 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$816,048 has been taken, which resulted in a net book value of \$3,312,965. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$3,780,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 462,465
Due from HOA	11,058
Due from other governments	4,300
Restricted assets:	
Investments	239,402
Capital assets:	
Nondepreciable	2,598,914
Depreciable	714,051
Total assets	<u>4,030,190</u>
 LIABILITIES	
Accounts payable	7,648
Accrued interest payable	50,400
Non-current liabilities:	
Due within one year	200,000
Due in more than one year	3,580,000
Total liabilities	<u>3,838,048</u>
 NET POSITION	
Net investment in capital assets	(467,035)
Restricted for debt service	191,625
Unrestricted	467,552
Total net position	<u>\$ 192,142</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> <u>Charges</u> <u>for</u> <u>Services</u>	<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in Net</u> <u>Position</u> <u>Governmental</u> <u>Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 114,880	\$ 135,410	\$ 20,530
Maintenance and operations	110,628	75,806	(34,822)
Interest on long-term debt	124,707	337,182	212,475
Total governmental activities	<u>350,215</u>	<u>548,398</u>	<u>198,183</u>
General revenues:			
Investment earnings			<u>2,137</u>
Total general revenues			<u>2,137</u>
Change in net position			200,320
Net position - beginning			<u>(8,178)</u>
Net position - ending			<u>\$ 192,142</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total
	General	Debt Service 2016	Governmental Funds
ASSETS			
Cash	\$ 462,465	\$ -	\$ 462,465
Investments	-	239,402	239,402
Due from HOA and others	11,058	-	11,058
Due from other governments	1,677	2,623	4,300
Total assets	<u>\$ 475,200</u>	<u>\$ 242,025</u>	<u>\$ 717,225</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 7,648	\$ -	\$ 7,648
Total liabilities	<u>7,648</u>	<u>-</u>	<u>7,648</u>
Fund balances:			
Restricted for:			
Debt service	-	242,025	242,025
Assigned:			
Operating reserves	50,086	-	50,086
Reserves - ponds	154,978	-	154,978
Subsequent year's expenditures	20,742	-	20,742
Unassigned	241,746	-	241,746
Total fund balances	<u>467,552</u>	<u>242,025</u>	<u>709,577</u>
Total liabilities and fund balances	<u>\$ 475,200</u>	<u>\$ 242,025</u>	<u>\$ 717,225</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS
TO STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds		\$ 709,577
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	4,129,013	
Accumulated depreciation	<u>(816,048)</u>	3,312,965
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(50,400)	
Bonds payable	<u>(3,780,000)</u>	<u>(3,830,400)</u>
Net position of governmental activities		<u>\$ 192,142</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service 2016	
REVENUES			
Assessments	\$ 211,216	\$ 337,182	\$ 548,398
Interest	2,123	14	2,137
Total revenues	<u>213,339</u>	<u>337,196</u>	<u>550,535</u>
EXPENDITURES			
Current:			
General government	110,758	4,122	114,880
Maintenance and operations	59,625	-	59,625
Debt service:			
Principal	-	205,000	205,000
Interest	-	127,440	127,440
Total expenditures	<u>170,383</u>	<u>336,562</u>	<u>506,945</u>
Excess (deficiency) of revenues over (under) expenditures	42,956	634	43,590
Fund balances - beginning	<u>424,596</u>	<u>241,391</u>	<u>665,987</u>
Fund balances - ending	<u>\$ 467,552</u>	<u>\$ 242,025</u>	<u>\$ 709,577</u>

See notes to the financial statements

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	43,590
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(51,003)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		205,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		<u>2,733</u>
Change in net position of governmental activities	\$	<u><u>200,320</u></u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

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

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

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

Unearned Revenue

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

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

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District’s investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
U.S. Bank Commercial Paper	\$ 239,402	S&P A-1+	Open Ended
	<u>\$ 239,402</u>		

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

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

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

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

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,598,914	\$ -	\$ -	\$ 2,598,914
Total capital assets, not being depreciated	2,598,914	-	-	2,598,914
Capital assets, being depreciated				
Infrastructure - drainage system	1,530,099	-	-	1,530,099
Total capital assets, being depreciated	1,530,099	-	-	1,530,099
Less accumulated depreciation for:				
Infrastructure - drainage system	765,045	51,003	-	816,048
Total accumulated depreciation	765,045	51,003	-	816,048
Total capital assets, being depreciated, net	765,054	(51,003)	-	714,051
Governmental activities capital assets, net	\$ 3,363,968	\$ (51,003)	\$ -	\$ 3,312,965

Depreciation expense was charged to maintenance and operations function.

NOTE 6 - LONG-TERM LIABILITIES

Series 2016

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

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District used excess funds on hand and prepaid \$10,000 of the Series 2016 Bonds. See Note 10 – Subsequent Events for additional call amounts subsequent to year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 3,985,000	\$ -	\$ 205,000	\$ 3,780,000	\$ 200,000
Total	\$ 3,985,000	\$ -	\$ 205,000	\$ 3,780,000	\$ 200,000

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 200,000	\$ 120,960	\$ 320,960
2024	205,000	114,560	319,560
2025	215,000	108,000	323,000
2026	220,000	101,120	321,120
2027	225,000	94,080	319,080
2028-2032	1,250,000	356,960	1,606,960
2033-2037	1,465,000	143,360	1,608,360
	\$ 3,780,000	\$ 1,039,040	\$ 4,819,040

NOTE 7 – COST SHARE AGREEMENT

In September 2010, the District entered into a cost sharing agreement with The Hammocks Townhomes Homeowners Association, Inc. (“HOA”) whereby the District arranges for and supervises landscape maintenance services. The HOA is required to pay the District for the HOA’s portion of shared costs related to the landscaping and irrigation maintenance activity of the HOA. Shared costs are allocated on a percentage basis with 58.7% allocated to the HOA and 41.3% allocated to the District for October 2021 – July 2022 and 70% allocated to the HOA starting in August 2022. For the fiscal year ended September 30, 2022, the District incurred charges of \$134,606. Of that amount, \$80,252 was for charges to be reimbursed by the HOA. The HOA reimbursed the District \$72,583 during the year and owes the District \$7,669 at the end of the fiscal year.

NOTE 8 - MANAGEMENT COMPANY

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

NOTE 9 - RISK MANAGEMENT

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

NOTE 10 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$5,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 210,942	\$ 211,216	\$ 274
Interest	1,098	2,123	1,025
Total revenues	212,040	213,339	1,299
EXPENDITURES			
Current:			
General government	102,762	110,758	(7,996)
Maintenance and operations	117,584	59,625	57,959
Total expenditures	220,346	170,383	49,963
Excess (deficiency) of revenues over (under) expenditures	(8,306)	42,956	51,262
OTHER FINANCING SOURCES			
Use of fund balance	8,306	-	8,306
Total other financing sources (uses)	8,306	-	8,306
Net change in fund balances	\$ -	42,956	42,956
Fund balance - beginning		424,596	
Fund balance - ending		\$ 467,552	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

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

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	2
Employee compensation for FYE 9/30/2022 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2022	\$76,651
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance; Brentwood - \$465.53 Oakwood - \$416.53 Debt service; Brentwood - \$747.92 Oakwood - \$669.19
Special assessments collected FYE 9/30/2022	\$548,398
Outstanding Bonds:	
Series 2016, due May 1, 2037,	see Note 6 page 19 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 29, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

March 29, 2023



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

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

We have examined The Hammocks Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

March 29, 2023



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Hammocks Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 29, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

March 29 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

Fourth Order of Business

4A

4Ai

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 3 - Proposed Budget:
(Printed on 3/28/2023 12:15pm)

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	MAR -	PROJECTED	BUDGET
			FY 2023	FEB-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,091	\$ 2,005	\$ 1,209	\$ 6,574	\$ 9,204	\$ 15,778	\$ 14,000
Interest - Tax Collector	17	118	-	236	-	236	-
Special Assmnts- Tax Collector	219,731	219,731	241,800	233,288	8,512	241,800	241,800
Special Assmnts- Discounts	(8,317)	(8,515)	(9,672)	(9,225)	(85)	(9,310)	(9,672)
TOTAL REVENUES	212,522	213,339	233,337	230,873	17,630	248,503	246,128
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	7,800	6,000	2,800	7,000	9,800	12,000
FICA Taxes	321	597	459	214	536	750	918
ProfServ-Engineering	-	988	1,000	956	44	1,000	1,000
ProfServ-Legal Services	1,284	9,571	2,000	1,967	33	2,000	2,000
ProfServ-Mgmt Consulting	48,088	49,531	51,017	21,257	32,760	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	28	222	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	393	2,837	3,230	3,500
Misc-Bank Charges	804	1,029	700	522	731	1,253	1,200
Misc-Assessment Collection Cost	2,481	2,548	4,836	4,481	355	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	58,903	51,250	110,153	116,802
<i>Field</i>							
Contracts-Landscape	56,599	54,354	85,166	7,984	38,341	46,325	65,728
Contracts-Lakes	5,064	5,271	5,317	2,258	3,161	5,419	5,418
R&M-Fence	-	-	5,000	850	4,150	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	12,761	77,142	89,903	129,325
TOTAL EXPENDITURES	173,283	170,383	254,079	71,664	128,392	200,056	246,128
Excess (deficiency) of revenues							
Over (under) expenditures	39,239	42,956	(20,742)	159,209	(110,762)	48,447	-
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 FEB-2023	PROJECTED MAR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Net change in fund balance	39,239	42,956	(20,742)	159,209	(110,762)	48,447	-
FUND BALANCE, BEGINNING	385,357	424,596	467,552	467,552	-	467,552	515,999
FUND BALANCE, ENDING	\$ 424,596	\$ 467,552	\$ 446,810	\$ 626,761	\$ (110,762)	\$ 515,999	\$ 515,999

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 515,999
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	20,000
Total Funds Available (Estimated) - 9/30/2024	535,999

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	\$ 284,489
---	-------------------

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 FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU FEB-2023	PROJECTED MAR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 16	\$ 15	\$ 18	\$ 6	\$ 12	\$ 18	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	338,427	12,347	350,774	350,774
Special Assmnts- Discounts	(13,277)	(13,592)	(14,032)	(13,382)	(650)	(14,032)	(14,031)
TOTAL REVENUES	337,513	337,197	336,760	325,051	11,709	336,760	336,761
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	4,018	4,122	7,015	6,501	514	7,015	7,015
Total Administrative	4,018	4,122	7,015	6,501	514	7,015	7,015
<i>Debt Service</i>							
Principal Debt Retirement	190,000	195,000	200,000	-	200,000	200,000	205,000
Principal Prepayments	10,000	10,000	-	5,000	-	5,000	-
Interest Expense	133,840	127,440	120,960	60,480	60,400	120,880	114,400
Total Debt Service	333,840	332,440	320,960	65,480	260,400	325,880	319,400
TOTAL EXPENDITURES	337,858	336,562	327,975	71,981	260,914	332,895	326,415
Excess (deficiency) of revenues Over (under) expenditures	(345)	635	8,785	253,070	(249,205)	3,865	8,785
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	8,785	-	-	-	8,785
TOTAL OTHER SOURCES (USES)	-	-	8,785	-	-	-	8,785
Net change in fund balance	(345)	635	8,785	253,070	(249,205)	3,865	8,785
FUND BALANCE, BEGINNING	241,736	241,391	242,025	242,025	-	242,025	245,890
FUND BALANCE, ENDING	\$ 241,391	\$ 242,026	\$ 250,810	\$ 495,095	\$ (249,205)	\$ 245,890	\$ 254,675

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

THE HAMMOCKS

Community Development District

*Debt Service Fund***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

4D.

4Di



Work Order

Work Order Number 00139455
 Created Date 3/21/2023

Account Hammocks Cdd
 Contact Bob Nanni
 Address Country Line Rd @ Hampton Creek Blvd.
 Tampa, FL 33647

Work Details

Specialist Sites treated for shoreline weeds and submersed
 Comments to weeds. Beneficials sprayed back on site 4.
 Customer Overall all the ponds are looking good.
 Prepared By COREY WHITE

Work Order Assets

Asset	Status	Product Work Type
Hammocks Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Hammocks Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Hammocks Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Hammocks Cdd-Lake-ALL	LAKE WEED CONTROL	
Hammocks Cdd-Lake-ALL	DYE APPLICATION	
Hammocks Cdd-Lake-ALL	ALGAE CONTROL	
Hammocks Cdd-Lake-ALL		