

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 10, 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

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
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

May 10, 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 April 12, 2023 Meeting [Page 5]
 - B. Approval of March 2023 Financial Statements [Page 9]
 - C. Report on Number of Registered Voters – 786 [Page 22]
- 4. Staff Reports**
 - A. District Manager
 - i. Distribution of the Proposed Budget for Fiscal Year 2024 and Consideration of Resolution 2023-2 Approving the Budget and Setting the Public Hearing [Page 26]
 - B. District Attorney
 - C. District Engineer
 - D. SOLitude
 - i. Pond Maintenance Report [Page 45]
- 5. New Business**
- 6. Old Business**
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

NOTE: Next Meeting Scheduled for June 14, 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, April 12, 2023 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

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

Also present were:

David Wenck	District Manager
Tonja Stewart	District Engineer (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 March 8, 2023 Meeting**
- B. Approval of February 2023 Financial Statements**
- C. Acceptance of the FY 2022 Audit**

On MOTION by Ms. Plantikow seconded by Ms. Rivera, 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**
- Initial changes discussed were:
 - Mr. Manero addressed the 2016 Bonds.

April 12, 2023

- Engineering – Mr. Wenck outlined the change order for Stantec noting it is an additional \$1,000 for the remainder of the fiscal year should they need it.

On MOTION by Mr. Henke seconded by Mr. Manero, with all in favor, the Stantec Professional Services Agreement Change Order in the amount of \$1,000 was approved. (5-0)

- Contract – Landscape to be changed to \$22,000 to reflect the current contract with the new landscape company.
- R&M - Fence to be changed to \$2,000.
- R&M - Irrigation to be changed to zero.

On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in favor, to keep the FY 2024 budget flat with no increase in assessments was approved. (5-0)

B. District Attorney

- None.

C. District Engineer

- None.

D. SOLitude

i. Pond Maintenance Report

- Pond Report was discussed.

FIFTH ORDER OF BUSINESS

New Business

- None.

SIXTH ORDER OF BUSINESS

Old Business

- None.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Manero noted he walked with the tree people and Yellowstone about the pond banks where there was grass that has washed out. They will probably want to plant grass once they get into the rainy season.
- Mr. Manero noted there are trees that need to be cut down, trimmed and cut back. Discussion ensued on the conservation area and perimeter.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Ms. Oram commented on the need to lower the assessments.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

March 31, 2023

Prepared by



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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 91,791	\$ -	\$ 91,791
Accounts Receivable	2,867	-	2,867
Investments:			
Money Market Account	535,919	-	535,919
Prepayment Account	-	64	64
Reserve Fund	-	127,760	127,760
Revenue Fund	-	371,958	371,958
TOTAL ASSETS	\$ 630,577	\$ 499,782	\$ 1,130,359
<u>LIABILITIES</u>			
Accounts Payable	\$ 14,016	\$ -	\$ 14,016
Accrued Expenses	1,792	-	1,792
TOTAL LIABILITIES	15,808	-	15,808
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	499,782	499,782
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	381,271	-	381,271
TOTAL FUND BALANCES	\$ 614,769	\$ 499,782	\$ 1,114,551
TOTAL LIABILITIES & FUND BALANCES	\$ 630,577	\$ 499,782	\$ 1,130,359

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,209	\$ 606	\$ 8,350	\$ 7,744
Interest - Tax Collector	-	-	236	236
Special Assmnts- Tax Collector	241,800	229,710	236,617	6,907
Special Assmnts- Discounts	(9,672)	(9,189)	(9,258)	(69)
TOTAL REVENUES	233,337	221,127	235,945	14,818
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	3,000	3,800	(800)
FICA Taxes	459	230	291	(61)
ProfServ-Engineering	1,000	500	956	(456)
ProfServ-Legal Services	2,000	1,000	2,375	(1,375)
ProfServ-Mgmt Consulting	51,017	25,509	25,509	-
ProfServ-Special Assessment	12,751	12,751	12,751	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	5,100	5,400	(300)
Postage and Freight	250	125	37	88
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	50	4	46
Legal Advertising	3,500	1,750	393	1,357
Misc-Bank Charges	700	350	635	(285)
Misc-Assessment Collection Cost	4,836	4,594	4,547	47
Misc-Web Hosting	3,000	1,500	1,563	(63)
Office Supplies	100	50	-	50
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	71,133	70,228	905
Field				
Contracts-Landscape	85,166	42,583	9,775	32,808
Contracts-Lakes	5,317	2,658	2,709	(51)
R&M-Fence	5,000	2,500	1,600	900
R&M-Irrigation	5,459	2,730	-	2,730
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	8,350	4,416	3,934
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	69,821	18,500	51,321
TOTAL EXPENDITURES	254,079	140,954	88,728	52,226
Excess (deficiency) of revenues Over (under) expenditures	(20,742)	80,173	147,217	67,044

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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)	\$ 80,173	\$ 147,217	\$ 67,044
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 547,725	\$ 614,769	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 18	\$ 9	\$ 7	\$ (2)
Special Assmnts- Tax Collector	350,774	333,235	343,256	10,021
Special Assmnts- Discounts	(14,032)	(13,331)	(13,430)	(99)
TOTAL REVENUES	336,760	319,913	329,833	9,920
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	6,664	6,596	68
Total Administration	7,015	6,664	6,596	68
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	67,144	72,076	(4,932)
Excess (deficiency) of revenues Over (under) expenditures	8,785	252,769	257,757	4,988
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	\$ 252,769	\$ 257,757	\$ 4,988
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 494,794	\$ 499,782	

**The Hammocks
Community Development District**

Supporting Schedules

March 31, 2023

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

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2023				\$ 592,573	\$ 241,800	\$ 350,774
Allocation %				100%	41%	59%
11/02/22	\$ 6,201	\$ 321	\$ 127	\$ 6,649	\$ 2,713	\$ 3,936
11/16/22	\$ 46,000	\$ 1,956	\$ 939	\$ 48,894	\$ 19,951	\$ 28,943
11/22/22	\$ 29,578	\$ 1,258	\$ 604	\$ 31,439	\$ 12,829	\$ 18,610
11/29/22	\$ 54,600	\$ 2,321	\$ 1,114	\$ 58,036	\$ 23,682	\$ 34,354
12/07/22	\$ 369,534	\$ 15,711	\$ 7,542	\$ 392,786	\$ 160,277	\$ 232,510
12/14/22	\$ 11,502	\$ 434	\$ 235	\$ 12,170	\$ 4,966	\$ 7,204
01/05/23	\$ 12,096	\$ 384	\$ 247	\$ 12,728	\$ 5,193	\$ 7,534
02/03/23	\$ 8,616	\$ 221	\$ 176	\$ 9,013	\$ 3,678	\$ 5,335
03/02/23	\$ 7,915	\$ 82	\$ 162	\$ 8,158	\$ 3,329	\$ 4,829
TOTAL	\$ 546,041	\$ 22,688	\$ 11,144	\$ 579,873	\$ 236,617	\$ 343,256
% COLLECTED				98%	98%	98%
TOTAL OUTSTANDING				\$ 12,700	\$ 5,182	\$ 7,518

Cash and Investment Report

March 31, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	n/a	4.25%	\$71,668
Checking Account - Operating	Hancock	n/a	0.00%	\$20,123
MMA	Bank United	Money Market Account	4.00%	\$535,919 (1)
Subtotal				<u>\$627,710</u>

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Prepayment	US Bank	US Bank Open Ended CP	0.005%	\$64
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$127,760
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$371,958
Subtotal				<u>\$499,782</u>
Total				<u><u>\$1,127,492</u></u>

Note (1) - Interest rate increased to 4.50% in April 2023.

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	71,668.42	Statement Balance	80,461.73
G/L Balance	71,668.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	80,461.73
Subtotal	71,668.42	Outstanding Checks	8,793.31
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	71,668.42	Ending Balance	71,668.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/9/2023	Payment	4249	HAMMOCKS CDD C/O US BANK N.A.	4,685.31	0.00	4,685.31
3/28/2023	Payment	4256	LANDSCAPE MAINTENANCE	4,108.00	0.00	4,108.00
Total Outstanding Checks.....				8,793.31		8,793.31

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 03/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

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

001	4247	03/06/23	SOLITUDE LAKE MANAGEMENT	PSI-46008	02/2023 LAKE & POND MGMT	Contracts-Lakes	534084-53901	\$451.54
001	4248	03/06/23	MUELLER HOME REPAIR LLC	2076	REMOVE AND DISPOSE OF 240 PVC FENCE	R&M-Fence	546025-53901	\$850.00
001	4253	03/15/23	STRALEY & ROBIN	22814	PROFESSIONAL SERVICES THRU 2/15/23	ProfServ-Legal Services	531023-51401	\$510.10
001	4254	03/21/23	INFRAMARK, LLC	90427	FEB 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,251.42
001	4254	03/21/23	INFRAMARK, LLC	90427	FEB 2023 MGMT FEES	Postage and Freight	541006-51301	\$5.22
001	4255	03/21/23	LANDSCAPE MAINTENANCE	170988	11/2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$5,477.33
001	4256	03/28/23	LANDSCAPE MAINTENANCE	173134	FEB 2023 LANDSCAPE MAINT - BASE ONLY	Contracts-Landscape	534050-53901	\$4,108.00
001	4250	03/14/23	FRANCES K. PLANTIKOW	PAYROLL	March 14, 2023 Payroll Posting			\$184.70
001	4251	03/14/23	MICHAEL J. HENKE	PAYROLL	March 14, 2023 Payroll Posting			\$184.70
001	4252	03/14/23	EILYN RIVERA	PAYROLL	March 14, 2023 Payroll Posting			\$174.70
001	DD128	03/14/23	MICHELLE RODRIGUEZ	PAYROLL	March 14, 2023 Payroll Posting			\$184.70
001	DD129	03/14/23	ALEX J. MANERO	PAYROLL	March 14, 2023 Payroll Posting			\$184.70
Fund Total								\$16,567.11

SERIES 2016 DEBT SERVICE FUND - 202

202	4249	03/09/23	HAMMOCKS CDD C/O US BANK N.A.	030223-3	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$4,685.31
Fund Total								\$4,685.31

Total Checks Paid	\$21,252.42
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3C



Craig Latimer
Supervisor of Elections

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

Agenda Page #22
GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Hammocks	786

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

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

Respectfully,

Enjoli White
Senior Candidate Services Manager



Fourth Order of Business

4A

4Ai

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 4 - Proposed Budget:
(Printed on 4/18/2023 3:50pm)

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	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,091	\$ 2,005	\$ 1,209	\$ 8,350	\$ 8,350	\$ 16,700	\$ 14,000
Interest - Tax Collector	17	118	-	236	-	236	-
Special Assmnts- Tax Collector	219,731	219,731	241,800	236,617	5,183	241,800	241,800
Special Assmnts- Discounts	(8,317)	(8,515)	(9,672)	(9,258)	-	(9,258)	(9,672)
TOTAL REVENUES	212,522	213,339	233,337	235,945	13,533	249,478	246,128
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	7,800	6,000	3,800	6,000	9,800	12,000
FICA Taxes	321	597	459	291	459	750	918
ProfServ-Engineering	-	988	1,000	956	44	1,000	1,000
ProfServ-Legal Services	1,284	9,571	2,000	2,375	2,375	4,750	2,000
ProfServ-Mgmt Consulting	48,088	49,531	51,017	25,509	28,509	54,018	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	5,400	-	5,400	5,400
Postage and Freight	163	605	250	37	213	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	635	635	1,270	1,200
Misc-Assessment Collection Cost	2,481	2,548	4,836	4,547	289	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	70,228	42,994	113,222	116,802
<i>Field</i>							
Contracts-Landscape	56,599	54,354	85,166	9,775	10,749	20,524	22,000
Contracts-Lakes	5,064	5,271	5,317	2,709	2,709	5,418	5,418
R&M-Fence	-	-	5,000	1,600	3,400	5,000	2,000
R&M-Irrigation	-	-	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	4,416	12,284	16,700	68,907
Reserve - Ponds	-	-	20,000	-	-	-	20,000
Total Field	79,243	60,580	148,642	18,500	45,601	64,101	129,325
TOTAL EXPENDITURES	173,283	170,383	254,079	88,728	88,595	177,323	246,128
Excess (deficiency) of revenues							
Over (under) expenditures	39,239	42,956	(20,742)	147,217	(75,062)	72,155	-
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 MAR-2023	PROJECTED APR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Net change in fund balance	39,239	42,956	(20,742)	147,217	(75,062)	72,155	-
FUND BALANCE, BEGINNING	385,357	424,596	467,552	467,552	-	467,552	539,707
FUND BALANCE, ENDING	\$ 424,596	\$ 467,552	\$ 446,810	\$ 614,769	\$ (75,062)	\$ 539,707	\$ 539,707

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 539,707
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	20,000
Total Funds Available (Estimated) - 9/30/2024	559,707

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	\$ 308,197
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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 MAR-2023	PROJECTED APR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 16	\$ 15	\$ 18	\$ 7	\$ 11	\$ 18	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	343,256	7,518	350,774	350,774
Special Assmnts- Discounts	(13,277)	(13,592)	(14,032)	(13,430)	-	(13,430)	(14,031)
TOTAL REVENUES	337,513	337,197	336,760	329,833	7,529	337,362	336,761
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	4,018	4,122	7,015	6,596	419	7,015	7,015
Total Administrative	4,018	4,122	7,015	6,596	419	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	72,076	260,819	332,895	326,415
Excess (deficiency) of revenues Over (under) expenditures	(345)	635	8,785	257,757	(253,290)	4,467	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	257,757	(253,290)	4,467	8,785
FUND BALANCE, BEGINNING	241,736	241,391	242,025	242,025	-	242,025	246,492
FUND BALANCE, ENDING	\$ 241,391	\$ 242,026	\$ 250,810	\$ 499,782	\$ (253,290)	\$ 246,492	\$ 255,277

Special Assessment Bonds
AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/1/2023	\$3,575,000	3.20%	\$0	\$0	\$57,200	\$57,200
5/1/2024	\$3,575,000	3.20%	\$205,000	\$0	\$57,200	\$262,200
11/1/2024	\$3,370,000	3.20%	\$0	\$0	\$53,920	\$53,920
5/1/2025	\$3,370,000	3.20%	\$215,000	\$0	\$53,920	\$268,920
11/1/2025	\$3,155,000	3.20%	\$0	\$0	\$50,480	\$50,480
5/1/2026	\$3,155,000	3.20%	\$220,000	\$0	\$50,480	\$270,480
11/1/2026	\$2,935,000	3.20%	\$0	\$0	\$46,960	\$46,960
5/1/2027	\$2,935,000	3.20%	\$225,000	\$0	\$46,960	\$271,960
11/1/2027	\$2,710,000	3.20%	\$0	\$0	\$43,360	\$43,360
5/1/2028	\$2,710,000	3.20%	\$235,000	\$0	\$43,360	\$278,360
11/1/2028	\$2,475,000	3.20%	\$0	\$0	\$39,600	\$39,600
5/1/2029	\$2,475,000	3.20%	\$240,000	\$0	\$39,600	\$279,600
11/1/2029	\$2,235,000	3.20%	\$0	\$0	\$35,760	\$35,760
5/1/2030	\$2,235,000	3.20%	\$250,000	\$0	\$35,760	\$285,760
11/1/2030	\$1,985,000	3.20%	\$0	\$0	\$31,760	\$31,760
5/1/2031	\$1,985,000	3.20%	\$260,000	\$0	\$31,760	\$291,760
11/1/2031	\$1,725,000	3.20%	\$0	\$0	\$27,600	\$27,600
5/1/2032	\$1,725,000	3.20%	\$265,000	\$0	\$27,600	\$292,600
11/1/2032	\$1,460,000	3.20%	\$0	\$0	\$23,360	\$23,360
5/1/2033	\$1,460,000	3.20%	\$275,000	\$0	\$23,360	\$298,360
11/1/2033	\$1,185,000	3.20%	\$0	\$0	\$18,960	\$18,960
5/1/2034	\$1,185,000	3.20%	\$285,000	\$0	\$18,960	\$303,960
11/1/2034	\$900,000	3.20%	\$0	\$0	\$14,400	\$14,400
5/1/2035	\$900,000	3.20%	\$290,000	\$0	\$14,400	\$304,400
11/1/2035	\$610,000	3.20%	\$0	\$0	\$9,760	\$9,760
5/1/2036	\$610,000	3.20%	\$300,000	\$0	\$9,760	\$309,760
11/1/2036	\$310,000	3.20%	\$0	\$0	\$4,960	\$4,960
5/1/2037	\$310,000	3.20%	\$310,000	\$0	\$4,960	\$314,960
			\$3,575,000	\$0	\$916,160	\$4,491,160

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative**Miscellaneous-Assessment Collection Cost**

The District reimburses the Hillsborough County Tax Collector for his or her necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

The Hammocks
Community Development District

Supporting Budget Schedules
Fiscal Year 2024

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

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

RESOLUTION 2023-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 9, 2023

HOUR: 8:00 a.m.

LOCATION: The Brentwood Clubhouse
8504 Sandpiper Ridge Ave.
Tampa, FL 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 10, 2023.

Attest:

**The Hammocks Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

4D.

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The Hammocks
COMMUNITY DEVELOPMENT DISTRICT
Tampa, Florida

Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-04-21

Prepared for:

David Wenck
Inframark

Prepared by:

Nick Margo, Aquatic Biologist

TABLE OF CONTENTS

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

Site: 1

Comments:

Site looks good

The site is almost dry but remains in good condition with minimal nuisance vegetation and no algae noted.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Site looks good

The water level has receded quite a bit but there is no new nuisance weed growth to note.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good

The site's water level has receded more but the site remains in good condition with a healthy monoculture of Gulf Spikerush chasing the water level.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good

The site is almost dry and you can see the decay which should go away when the water level goes back up.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Site looks good

The old site is dry with no issues while the new one has a reduced amount of decay but it is still present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6

Comments:

Site looks good

The site remains in good condition with minimal issues and good water clarity. The water hasn't receded much more since last month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Site looks good
The site remains in good condition with just less water than last month.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 8

Comments:

Site looks good
Quite a bit less water than last month but no new nuisance weeds to note.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 9

Comments:

Site looks good
The site is now dry but there is no noted nuisance weed growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

None of the sites have any issues. There was no noted nuisance shoreline weed growth and no algae growth noted.

Some decay is still in sites 2, 3, 4 & 6 where we sprayed out some torpedograss stands. They should continue to reduce in size. Some rain would help this process.

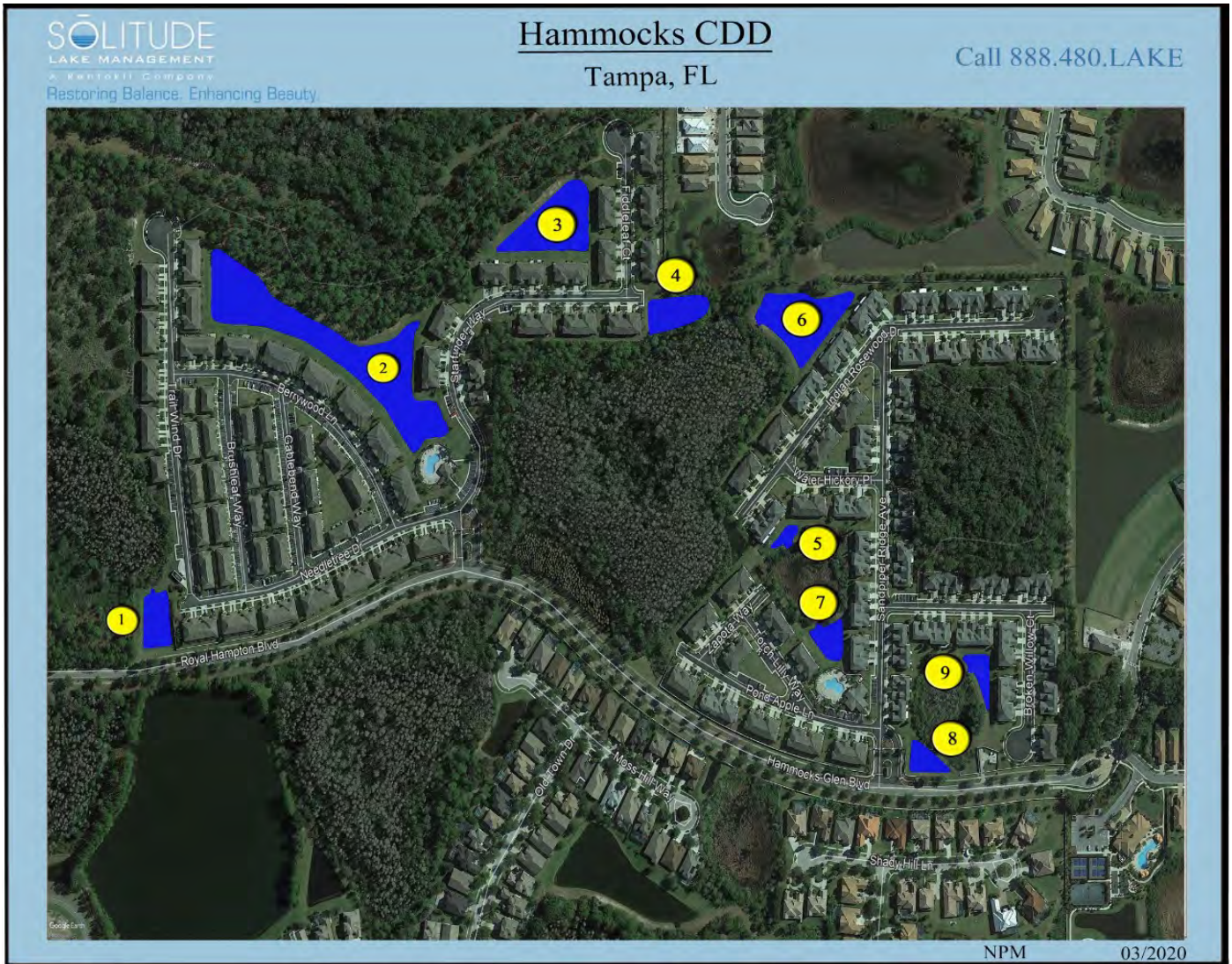
You should have noted most of the sites are significantly lower than last month and are even dry like sites 4 & 8.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

Agenda Page #51
2023-04-21

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





Work Order

Work Order Number: 00165436
 Created Date: 4/20/2023

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

Work Details

Specialist Comments to Customer: Sites 1-9 were treated for shoreline weeds. Sites 6,7,and 8 were treated for algae. Removed trash from ponds.
 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		