

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 9, 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

August 9, 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 July 12, 2023 Meeting [Page 5]
 - B. Approval of June 2023 Financial Statements [Page 10]
- 4. Public Hearings to Consider Adoption of the Budget for Fiscal Year 2024 and Levy of Assessments [Page 24]**
 - A. Public Hearing on Fiscal Year 2023/2024 Budget
 - i. Consideration of Resolution 2023-3 Adopting the Fiscal Year 2023/2024 Budget [Page 40]
 - B. Public Hearing on Fiscal Year 2023/2024 Assessments
 - i. Consideration of Resolution 2023-4 Levying Assessments [Page 45]
- 5. Staff Reports**
 - A. District Manager
 - i. Meeting Schedule for Fiscal Year 2024 [Page 51]
 - B. District Attorney
 - C. District Engineer
 - i. Discussion of Playground [Page 54]
 - D. SOLitude
 - i. Pond Maintenance Report [Page 57]
- 6. New Business**
- 7. Old Business**
 - A. Esplanade Dog Park Sound Barrier – Leland Cypress Trees Proposals [Page 67]
- 8. Supervisors' Requests**
- 9. Audience Comments**
- 10. Adjournment**

NOTE: Next Meeting Scheduled for September 13, 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, July 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
Whitney Sousa	District Counsel
Tonja Stewart	District Engineer (via phone)
Andy Mendenhall	Inframark
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 June 14, 2023 Meeting**
- B. **Approval of May 2023 Financial Statements**

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

FOURTH ORDER OF BUSINESS

Staff Reports

- A. **District Manager**
 - i. **Discussion of Fiscal Year 2024**
- Discussion ensued on the Cost Share agreement.

July 12, 2023

- Mr. Manero noted Ms. Oram was deriving the number from Yellowstone's number for the CDD.
- Mr. Wenck noted That the HOA needs to invoice the CDD for the amount due for landscaping.
- Field Services were discussed.
- Mr. Wenck addressed proposals for the sound barrier from Steadfast and Yellowstone.
 - Ms. Rodriguez addressed a hedge of Viburnum noting it will need irrigation.
 - Mr. Wenck to get proposals for Leland Cypress for sound barrier.

B. District Attorney

i. Review on Management RFP

- Mr. Mendenhall addressed revised pricing from Inframark at \$55,000 per year for five years.
- Ms. Sousa reviewed the submittals.
- The Board provided ranking sheets to Ms. Sousa who tallied.
- Following discussion: GMS, Rizzetta and Inframark are to be invited to present on July 18th.
 - GMS – present 8:05 a.m.
 - Inframark – present 8:35 a.m.
 - Rizzetta – present 9:05 a.m.
- Ms. Sousa to provided management company schedule of meetings to Board.

ii. Discussion of Cost Share Agreement

- Ms. Sousa noted currently the HOA has said the amount is the 30% of total contract per the current Cost Share Agreement and will be sending invoices to Mr. Wenck reflecting that. Going forward if they want to amend the Cost Share Agreement as previously discussed she is happy to continue working on that.
- Discussion continued on the cost share agreement.
- Landscape inspections were discussed.
- Mr. Wenck to invite HOA to attend the August Board meeting to discuss the landscape contract.
- Ms. Sousa addressed the meetings being public noting the Board needs to work with management to figure out access to the meeting for the public.

July 12, 2023

C. District Engineer

i. Discussion of Playground (Insurance and Location)

- Ms. Stewart reported she looked at the site plan for the different locations of the playground and it appears they should be able to accommodate putting playgrounds on each of the locations or either. She has a contractor who will be onsite tomorrow to look at the details of the property and offer some suggestions. A location in Brentwood was addressed.
- Discussion ensued regarding HOA property and Ms. Sousa noted at minimum the HOA would need to give the CDD an easement.
- For budget purposes use \$60,000 for a target age group of four- to ten-year-olds.
- Mr. Wenck reported he contacted the insurance company with regard to liability and there would be no change to the coverage.

D. SOLitude

i. Pond Maintenance Report

- The pond report was discussed.
- Ms. Rivera addressed branches on Royal Hampton coming over the fence that needs to be trimmed.
 - Mr. Wenck noted they can cut anything that overhangs their property.

FIFTH ORDER OF BUSINESS

New Business

- None.

SIXTH ORDER OF BUSINESS

Old Business

- Mr. Wenck reported he found out the HOA company for Esplanade and reached out to them through phone calls and emails and has had zero response.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

- None.

EIGHTH ORDER OF BUSINESS

Audience Comments

- None.

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

June 30, 2023

Prepared by



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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

June 30, 2023

Balance Sheet
June 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 83,720	\$ -	\$ 83,720
Cash with Fiscal Agent	43,190	-	43,190
Accounts Receivable	2,876	-	2,876
Investments:			
Money Market Account	521,679	-	521,679
Reserve Fund	-	127,760	127,760
Revenue Fund	-	113,994	113,994
TOTAL ASSETS	\$ 651,465	\$ 241,754	\$ 893,219
<u>LIABILITIES</u>			
Accounts Payable	\$ 47,901	\$ -	\$ 47,901
Accrued Expenses	1,883	-	1,883
TOTAL LIABILITIES	49,784	-	49,784
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	241,754	241,754
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	368,183	-	368,183
TOTAL FUND BALANCES	\$ 601,681	\$ 241,754	\$ 843,435
TOTAL LIABILITIES & FUND BALANCE:	\$ 651,465	\$ 241,754	\$ 893,219

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,209	\$ 909	\$ 15,012	\$ 14,103
Interest - Tax Collector	-	-	403	403
Special Assmnts- Tax Collector	241,800	241,800	241,800	-
Special Assmnts- Discounts	(9,672)	(9,672)	(9,258)	414
TOTAL REVENUES	233,337	233,037	247,957	14,920
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	4,000	6,800	(2,800)
FICA Taxes	459	306	520	(214)
ProfServ-Engineering	1,000	750	1,279	(529)
ProfServ-Legal Services	2,000	1,500	3,629	(2,129)
ProfServ-Mgmt Consulting	51,017	38,263	38,263	-
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	187	57	130
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	75	4	71
Legal Advertising	3,500	2,625	393	2,232
Misc-Bank Charges	700	525	954	(429)
Misc-Assessment Collection Cost	4,836	4,836	4,652	184
Misc-Web Hosting	3,000	2,250	1,563	687
Office Supplies	100	75	-	75
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	87,867	88,232	(365)
<u>Field</u>				
Contracts-Landscape	85,166	63,875	15,516	48,359
Contracts-Lakes	5,317	3,988	4,064	(76)
R&M-Fence	5,000	3,750	1,600	2,150
R&M-Irrigation	5,459	4,094	-	4,094
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	12,525	4,416	8,109
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	99,232	25,596	73,636
TOTAL EXPENDITURES	254,079	187,099	113,828	73,271

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues				
Over (under) expenditures	(20,742)	45,938	134,129	88,191
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,742)	-	-	-
Net change in fund balance	\$ (20,742)	\$ 45,938	\$ 134,129	\$ 88,191
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 513,490	\$ 601,681	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 18	\$ 14	\$ 14	\$ -
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,032)	(14,032)	(13,430)	602
TOTAL REVENUES	336,760	336,756	337,358	602
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,015	7,015	6,749	266
Total Administration	7,015	7,015	6,749	266
<u>Debt Service</u>				
Principal Debt Retirement	200,000	200,000	200,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	120,960	120,960	120,880	80
Total Debt Service	320,960	320,960	330,880	(9,920)
TOTAL EXPENDITURES	327,975	327,975	337,629	(9,654)
Excess (deficiency) of revenues Over (under) expenditures	8,785	8,781	(271)	(9,052)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,785	-	-	-
TOTAL FINANCING SOURCES (USES)	8,785	-	-	-
Net change in fund balance	\$ 8,785	\$ 8,781	\$ (271)	\$ (9,052)
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 250,806	\$ 241,754	

**The Hammocks
Community Development District**

Supporting Schedules

June 30, 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
04/05/23	\$ 7,897	\$ -	\$ 161	\$ 8,058	\$ 3,288	\$ 4,770
05/05/23	\$ 1,104	\$ -	\$ 23	\$ 1,128	\$ 460	\$ 667
06/15/23	\$ 3,443	\$ -	\$ 72	\$ 3,515	\$ 1,434	\$ 2,081
TOTAL	\$ 558,485	\$ 22,688	\$ 11,400	\$ 592,574	\$ 241,800	\$ 350,774
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash and Investment Report

May 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	4.75%	\$63,916
Checking Account - Operating	Hancock	n/a	0.00%	\$19,805
MMA	Bank United	Money Market Account	5.15%	\$521,679
Cash with Fiscal Agent				\$43,190
			Subtotal	\$648,590

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	3.80%	\$127,760
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	3.80%	\$113,993
			Subtotal	\$241,753
			Total	\$890,343

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	63,916.25	Statement Balance	70,793.66
G/L Balance	63,916.25	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	63,916.25	Subtotal	70,793.66
Negative Adjustments	0.00	Outstanding Checks	6,877.41
	<hr/>	Differences	0.00
Ending G/L Balance	63,916.25	Ending Balance	63,916.25
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/8/2023	Payment	4279	THE HAMMOCKS TOWNHOMES HOA, INC	1,883.17	0.00	1,883.17
6/21/2023	Payment	4280	FRANCES K. PLANTIKOW	184.70	0.00	184.70
6/21/2023	Payment	4281	MICHAEL J. HENKE	184.70	0.00	184.70
6/22/2023	Payment	4283	STRALEY & ROBIN	858.50	0.00	858.50
6/22/2023	Payment	4285	THE HAMMOCKS TOWNHOMES HOA, INC	3,766.34	0.00	3,766.34
Total Outstanding Checks.....				6,877.41		6,877.41

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/23 to 06/30/23

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4276	06/02/23	Vendor	STRALEY & ROBIN	23093	LEGAL SERVICES THRU 4/15/23	ProfServ-Legal Services	001-531023-51401	\$395.70
Check	4277	06/02/23	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-71206	MAY 2023 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4278	06/08/23	Vendor	INFRAMARK, LLC	95150	MAY 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,251.42
Check	4278	06/08/23	Vendor	INFRAMARK, LLC	95150	MAY 2023 MGMT FEES	Postage and Freight	001-541006-51301	\$6.00
Check	4279	06/08/23	Vendor	THE HAMMOCKS TOWNHOMES HOA, INC	03012023	MARCH 2023 LANDSCAPING COST SHARE	Contracts-Landscape	001-534050-53901	\$1,883.17
Check	4280	06/21/23	Employee	FRANCES K. PLANTIKOW	PAYROLL	June 21, 2023 Payroll Posting			\$184.70
Check	4281	06/21/23	Employee	MICHAEL J. HENKE	PAYROLL	June 21, 2023 Payroll Posting			\$184.70
Check	4282	06/21/23	Employee	EILYN RIVERA	PAYROLL	June 21, 2023 Payroll Posting			\$174.70
Check	4283	06/22/23	Vendor	STRALEY & ROBIN	23242	PROFESSIONAL SERVICES THRU 5/10/23	ProfServ-Legal Services	001-531023-51401	\$858.50
Check	4284	06/22/23	Vendor	HAMMOCKS CDD C/O US BANK N.A.	061523-2	TRANSFER PF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$2,038.03
Check	4285	06/22/23	Vendor	THE HAMMOCKS TOWNHOMES HOA, INC	05312023	30% LANDSCAPING MAY 2023	Contracts-Landscape	001-534050-53901	\$1,883.17
Check	4285	06/22/23	Vendor	THE HAMMOCKS TOWNHOMES HOA, INC	04012023	30% APRIL LANDSCAPING	Contracts-Landscape	001-534050-53901	\$1,883.17
ACH	DD134	06/21/23	Employee	MICHELLE RODRIGUEZ	PAYROLL	June 21, 2023 Payroll Posting			\$184.70
ACH	DD135	06/21/23	Employee	ALEX J. MANERO	PAYROLL	June 21, 2023 Payroll Posting			\$184.70

Account Total \$14,564.20

Fourth Order of Business

4A

THE HAMMOCKS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Version 6 - Modified Tentative:
(Printed on 8/01/2023 12:00pm)

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUL -	PROJECTED	BUDGET
			FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,091	\$ 2,005	\$ 1,209	\$ 15,012	\$ 5,004	\$ 20,016	\$ 14,000
Interest - Tax Collector	17	118	-	403	-	403	-
Special Assmnts- Tax Collector	219,731	219,731	241,800	241,800	-	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	247,957	5,004	252,961	246,128
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	4,200	7,800	6,000	6,800	3,000	9,800	12,000
FICA Taxes	321	597	459	520	230	750	918
ProfServ-Engineering	-	988	1,000	1,279	426	1,705	1,000
ProfServ-Legal Services	1,284	9,571	2,000	3,629	1,210	4,839	2,000
ProfServ-Mgmt Consulting	48,088	49,531	51,017	38,263	15,754	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	5,400	-	5,400	5,400
Postage and Freight	163	605	250	57	193	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	954	318	1,272	1,200
Misc-Assessment Collection Cost	2,481	2,548	4,836	4,652	-	4,652	4,836
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	88,232	25,601	113,833	116,802
<i>Field</i>							
Contracts-Landscape	56,599	54,354	85,166	15,516	5,375	20,891	22,000
Contracts-Lakes	5,064	5,271	5,317	4,064	1,355	5,419	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	25,596	38,872	64,468	129,325
TOTAL EXPENDITURES	173,283	170,383	254,079	113,828	64,473	178,301	246,128
Excess (deficiency) of revenues							
Over (under) expenditures	39,239	42,956	(20,742)	134,129	(59,469)	74,660	-
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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Net change in fund balance	39,239	42,956	(20,742)	134,129	(59,469)	74,660	-
FUND BALANCE, BEGINNING	385,357	424,596	467,552	467,552	-	467,552	542,212
FUND BALANCE, ENDING	\$ 424,596	\$ 467,552	\$ 446,810	\$ 601,681	\$ (59,469)	\$ 542,212	\$ 542,212

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 542,212
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	20,000
Total Funds Available (Estimated) - 9/30/2024	562,212

ALLOCATION OF AVAILABLE FUNDS

<i>Assigned Fund Balance</i>		
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	\$ 310,702
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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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 16	\$ 15	\$ 18	\$ 14	\$ 5	\$ 19	\$ 18
Special Assmnts- Tax Collector	350,774	350,774	350,774	350,774	-	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	337,358	5	337,363	336,761
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessment Collection Cost	4,018	4,122	7,015	6,749	-	6,749	7,015
Total Administrative	4,018	4,122	7,015	6,749	-	6,749	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	-	10,000	-	10,000	-
Interest Expense	133,840	127,440	120,960	120,880	-	120,880	114,400
Total Debt Service	333,840	332,440	320,960	330,880	-	330,880	319,400
TOTAL EXPENDITURES	337,858	336,562	327,975	337,629	-	337,629	326,415
Excess (deficiency) of revenues Over (under) expenditures	(345)	635	8,785	(271)	5	(266)	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	(271)	5	(266)	8,785
FUND BALANCE, BEGINNING	241,736	241,391	242,025	242,025	-	242,025	241,759
FUND BALANCE, ENDING	\$ 241,391	\$ 242,026	\$ 250,810	\$ 241,754	\$ 5	\$ 241,759	\$ 250,544

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

4Ai

RESOLUTION 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of The Hammocks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for The

Hammocks Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total Reserve Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 9, 2023.

Attested By:

**The Hammocks
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget

4B

4Bi.

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Hammocks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 9, 2023.

Attested By:

**The Hammocks
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Budget

Fifth Order of Business

5A

5Ai.

**Notice of Meetings for the Fiscal Year 2024
The Hammocks
Community Development District**

The Board of Supervisors of The Hammocks Community Development District will hold their meetings for Fiscal Year 2024 at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida on the **second** Wednesday of every other month at 8:00 a.m. as follows unless indicated otherwise:

October 11, 2023
November 8, 2023
December 13, 2023
January 10, 2024
February 14, 2024
March 13, 2024
April 10, 2024
May 8, 2024
June 12, 2024
July 10, 2024
August 14, 2024
September 11, 2024

Meetings may be continued in progress without additional notice to a time, date, and location stated on the record. There may be occasions when one or more Supervisors may participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David Wenck
District Manager

5C.

5Ci.

5D

5Di.



Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-07-21

Prepared for:

David Wenck
Inframark

Prepared by:

Nick Margo, Aquatic Biologist

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SITE MAP _____	7

Site: 1

Comments:

Site looks good

The site is in good condition and free of any algae or nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Site looks good

The site remains in good condition with no algae and some minor spatterdock regrowth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good

The site is still in good condition with minimal nuisance growth and a healthy monoculture of Gulf Spikerush around the perimeter of the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good

Almost all the decay in the one half is gone and the site looks in good condition as it fill with water.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Normal growth observed

There is some torpedograss regrowth that will require an herbicide application but overall both sites are in good condition.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6

Comments:

Site looks good

The site remains in good condition with minimal issues and good water clarity but the water level is now at the high water mark.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Site looks good

The site has much less algae than last month and we will keep an eye on it for a rebound bloom.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

As you can see most of the sites look in good condition. There isn't much growth from the turf even though the water levels is up. This is usually a good indication of good shoreline weed management. The new site 5 is the only site noted with some nuisance vegetation and even that is limited to regrowth from the mat that used to be within the site.

There is also no algae or submersed weeds noted in any sites.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

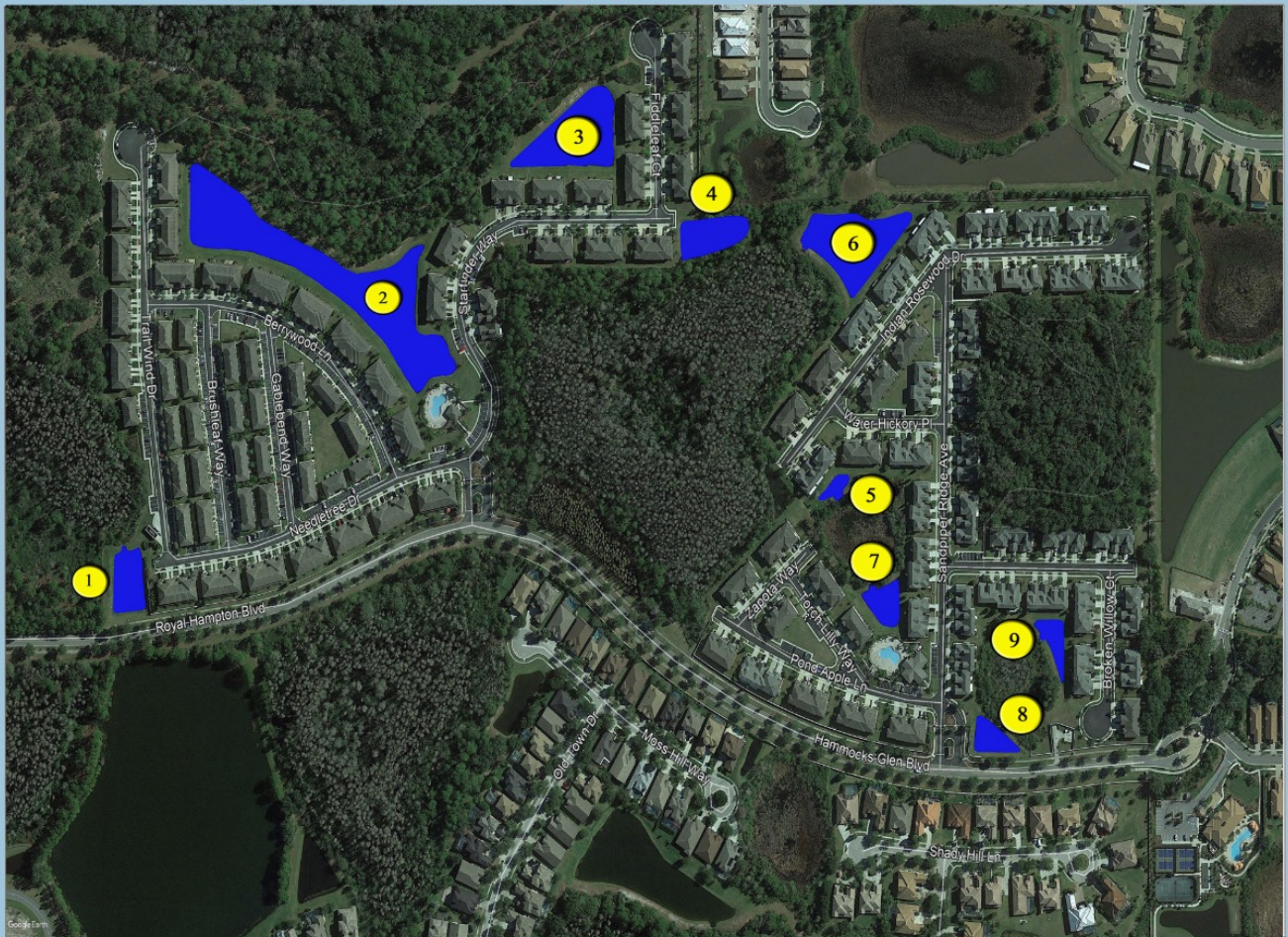
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2023-07-21

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	Normal growth observed	Shoreline weeds	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

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
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Hammocks CDD Tampa, FL

Call 888.480.LAKE



NPM 03/2020

Seventh Order of Business

7A



Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 5/31/2023 **Proposal #** 831

Customer Information		Project Information	
Hammocks CDD David Wenck, Manager 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544		Hammocks Tree / Irrigation Install Tree / Irrigation Install	
Contact		Proposal Prepared By:	Joe Hamilton
Phone	813-991-1140	Type Of Work	Landscape
E-mail	inframark@avidbill.com		
Account #			

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Installation of 16 Leyland Cypress Trees 5-8' Height flush to ground after installation.	16	6,400.00
Gator Bags - 1 per Tree 16 total	16	480.00
Crew member to fill gator bags 1 time per day for 1 week (5 business days)	5	350.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$7,230.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Environmental, LLC

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 813.836.7940 | office@steadfastenv.com
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Proposal

Date 5/31/2023 **Proposal #** 831

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E-mail	inframark@avidbill.com		
Account #			

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Installation of 16 Leyland Cypress Trees 5-8' Height flush to ground after installation.	16	6,400.00
Installation of irrigation utilizing existing water source - battery op timer and valve, run irrigation line to trees, 1 bubbler per tree.	1	1,170.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$7,570.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____