

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 13, 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

September 13, 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 18, 2023 Special Meeting, August 1, 2023 Special Meeting and August 8, 2023 Meeting [Page 5]
 - B. Approval of July 2023 Financial Statements [Page 18]
4. **Staff Reports**
 - A. District Manager
 - i. Discussion of Spending Resolution
 - B. District Attorney
 - C. District Engineer
 - i. Discussion of Playground [Page 33]
 - D. SOLitude
 - i. Pond Maintenance Report [Page 39]
5. **New Business**
6. **Old Business**
7. **Supervisors' Requests**
8. **Audience Comments**
9. **Adjournment**

NOTE: Next Meeting Scheduled for October 3, 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 Special Meeting on Tuesday, July 18, 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

Also present were:

Whitney Sousa	District Counsel
Jason Greenwood	GMS
Amanda Ferguson	GMS
David Wenck	Inframark
Andy Mendenhall	Inframark
Scott Brizendine	Rizzetta
Darryl Adams	Rizzetta
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Sousa called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Management Services Presentations

On MOTION by Ms. Plantikow seconded by Mr. Henke, with all in favor, to begin the presentations was approved. (4-0)

- A. GMS – Governmental Management Services**
- Mr. Jason Greenwood, Managing Director GMS Tampa, introduced himself and Ms. Amanda Ferguson, Recording Secretary.
- Mr. Greenwood presented for GMS.
- Ms. Ferguson addressed turnover/transition of the District.

B. Inframark

July 18, 2023

- Mr. Andy Mendenhall presented for Inframark.
- Inframark Field Management and maintenance services were discussed.
- A reduction in the contract price was addressed.

The record will reflect the Board took a brief recess.

C. Rizzetta

- Mr. Scott Brizendine presented for Rizzetta.
- Field Services was addressed.
- Mr. Darryl Adams introduced himself.
- Can offer a price lock for three years.

THIRD ORDER OF BUSINESS

Supervisors' Comments

- Discussion ensued on the presentations and reviewing references.
- Discussion ensued on setting a meeting for Tuesday, August 1st at 8:00 a.m.

The record will reflect Mr. Manero left the meeting.

On MOTION by Ms. Plantikow seconded by Ms. Rodriguez, with all in favor, to schedule a meeting for Tuesday, August 1, 2023 at 8:00 a.m. was approved. (3-0)

FOURTH ORDER OF BUSINESS

Audience Comments

- None.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Henke seconded by Ms. Rodriguez, with all in favor, the meeting was adjourned at 10:30 a.m. (3-0)

Frances Plantikow
Chairperson

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a Special Meeting on Tuesday, August 1, 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:

Whitney Sousa	District Counsel
Andy Mendenhall	Inframark
Jason Greenwood	GMS
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Sousa called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Discussion of Management Services

- Mr. Greenwood, GMS, addressed the Board offering to answer any additional questions they may have and further addressed their in-house maintenance division. It was noted GMS would honor their contract price for three years.
- Mr. Manero inquired if during a transition if they were struggling to get something from Inframark, how would they handle that.
 - Mr. Greenwood noted if Inframark does not provide it, they did not have it in the first place. He noted transition does not concern him as they have done it with some complex districts.

August 1, 2023

- Mr. Mendenhall, Inframark, addressed the Board regarding the reduction in contract price. He noted he had sent an email regarding a further reduction bringing the contract price down to \$47,000.
- Ms. Plantikow inquired if the price would be held for five years.
 - Mr. Mendenhall noted with it being a significant price reduction it would three years.
- Mr. Manero inquired if with the reduction in price if there are other areas that will drive the cost? Will there be another area that will be less or lower?
 - Mr. Mendenhall noted unlike a landscaping firm, we cannot cut back on services or man-hours. The District has fixed deliverables such as paying invoices, financials, and such.
- Discussion ensued on District Management services.
 - Mr. Henke addressed his decision to stay with Inframark.
 - Ms. Rivera noted she likes Inframark and she would choose them.
 - Ms. Rodriguez addressed maintenance services available noting GMS hourly rate is lower. She noted while Inframark has dropped the price, how do they get things done and why does it take so long to get bids in or to get the work done. That is her concern.
 - Mr. Henke noted that is something that can be addressed. They have heard other hourly wages, hourly billings but they do not know until it actually comes.
 - Mr. Manero addressed calling every reference provided and the feedback received. He noted he personally spoke with Mr. Mendenhall yesterday regarding the contract price. Based on the feedback he has received his choice would be GMS.
 - Ms. Plantikow noted she called references. In comparing GMS and Inframark, she would like to make some demands of Inframark, should they go with them. GMS will provide weekly emails on the status of projects and she would like to make that request at no additional cost. She addressed the proposals for the tree requests.
 - Ms. Rodriguez noted she believes it is communication.
 - Mr. Manero addressed timelines for smaller projects.

August 1, 2023

- Ms. Rodriguez inquired if it would be beneficial for the CDD to contract a maintenance service for the smaller jobs.
- Discussion continued on projects and upcoming projects such as pond banks.
- Ms. Plantikow noted she favors Inframark with a caveat.
- Ms. Rodriguez thanked Mr. Manero as this is saving the District money.

On MOTION by Mr. Henke seconded by Ms. Rivera, with Mr. Henke, Ms. Rivera, Ms. Plantikow and Ms. Plantikow voting aye, and Ms. Rodriguez and Mr. Manero voting nay, for Inframark for District Management Services with conditions as outlined by Ms. Plantikow for weekly status report and addressing other concerns in earnest was approved. 3-2

- Mr. Henke noted there was a motion to retain Inframark.
- Ms. Plantikow noted there were conditions. They would like bi-weekly project/status reports, and CDD training for the Board members.
- Mr. Manero noted they would like a five-year price freeze.
- Ms. Plantikow inquired if they can be more specific about the maintenance service.
 - Mr. Mendenhall outlined the services provided – sidewalk grinding and repairs, pressure washing and there are licensed electricians on staff as well as personnel with landscape experience. He noted with having the office in this area now the pricing is more competitive than when located only in Orlando.
- Ms. Rodriguez addressed utilizing tablets.
 - Mr. Mendenhall addressed the tablets being provided by the management only being available at the meeting. He noted the District can budget to buy five Surfaces, iPads or whatever the choice is and the Board member maintains the device while on the Board.
- Ms. Sousa noted this is the time to renew the contract and they will be redrafting a new contract to include the update terms as well as the terms that were negotiated through this process.
 - Mr. Mendenhall noted they have a contract that Inframark has used with Straley Robin and will send it over and the attorneys can review it and mark it up in the best interest of the District and go from there.

August 1, 2023

- Ms. Plantikow thanked Mr. Greenwood, GMS, for what they have presented to the Board and noted they have decided to go with Inframark. If the opportunity arises, they would love to hear from GMS again.
- Mr. Henke noted it was not a unanimous decision.
- Mr. Greenwood noted he is proud of his team, and they are always going to be there. He is disappointed that the Board did not go with GMS but appreciated the opportunity.

THIRD ORDER OF BUSINESS

Supervisors' Comments

- None.

FOURTH ORDER OF BUSINESS

Audience Comments

- None.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Rodriguez seconded by Mr. Manero, with all in favor, the meeting was adjourned at 9:14 a.m. 5-0

Frances Plantikow
Chairperson

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a regular meeting on Wednesday, August 9, 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
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 July 12, 2023 Meeting**
- B. Approval of June 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

Public Hearings to Consider Adoption of the Budget for Fiscal Year 2024 and Levy of Assessments

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, the public hearing was opened. (5-0)

August 9, 2023

- Mr. Jeff Bryson inquired with paying less on landscaping if homeowners will get a return back on their assessments or are they going to continue to bank the money.
 - Mr. Manero noted they have not ironed out the landscaping issue yet.
- Mr. Bryson inquired if they will be taking back the cost share agreement from the HOA to the CDD.
 - Ms. Plantikow noted they have not discussed that.
 - Mr. Bryson noted both affect the budget.
- Discussion ensued on assessment levels and a 5% decrease.
- Discussion ensued on landscaping and the cost share agreement.

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

A. Public Hearing on Fiscal Year 2023/2024 Budget
i. Consideration of Resolution 2023-3 Adopting the Fiscal Year 2023/2024 Budget

- Discussion of FY 2024 Budget:
 - 5% decrease to the overall assessments to the residents.
 - Administrative ProvServ-Mgmt Consulting decrease to \$47,000 per the new contract.
 - Administrative ProfServ-Special Assessments – decrease to \$0.
 - Field Contracts – Landscape increase to \$65,610.
 - Field Misc-Contingency – adjust to balance out the budget to the 5% decrease in the Total Assessments per unit.

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, Resolution 2023-3 Adopting Fiscal Year 2023/2024 Budget, as amended, was adopted.

B. Public Hearing on Fiscal Year 2023-2024 Assessments
i. Consideration of Resolution 2023-4 Levying Assessments

On MOTION by Mr. Henke seconded by Ms. Plantikow, with all in favor, the public hearing was opened.

Hearing no comments,

On MOTION by Ms. Rodriguez seconded by Ms. Plantikow, with all in favor, the public hearing was closed.

On MOTION by Ms. Rodriguez seconded by Ms. Plantikow, with all in favor, Resolution 2023-4, Levying Assessments for Fiscal Year 2023/2024 was adopted. (5-0)

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Meeting Schedule for Fiscal Year 2024

Mr. Henke MOVED to approve the meeting schedule for Fiscal Year 2024 and Ms. Rodriguez seconded the motion.

- Ms. Plantikow inquired if they need to hold the December meeting.
 - Mr. Wenck noted they do not need to hold a meeting, but the schedule will be advertised for the fiscal year.
- Mr. Manero noted the header needs to be amended to reflect every month rather than every other month.

On VOICE vote, with all in favor, the meeting schedule for fiscal year 2024 was approved as amended. (5-0)

B. District Attorney

- Ms. Sousa reported she has the management contract ready to go.
- Discussion ensued on the contract with it being noted the total contract is \$47,000. Included is the new Supervisor training for appointed Supervisors, the bi-weekly status report and the five-year rate lock. The term of the contract is August 1st with an initial period of one year, automatically renewing for one-year terms until either party terminates.
- Ms. Sousa will send the Inframark contract to the Chair for electronic signature and will provide a copy to all Board members to review and receive comments from them if they have any concerns.

August 9, 2023

- Mr. Wenck addressed the cost share agreement and inquired if they want to have as an agenda item at the next meeting to discuss with the HOA. The consensus was not at this time.
- Ms. Plantikow addressed sending letters to the non-successful applicants for management services noting she had spoken with Ms. Sousa.
 - Ms. Sousa noted because this was an informal solicitation due to it not meeting the threshold requirements for a formal RFP, there is language in the solicitation that went out that they will not be notified because they do not have the right to appeal the decision. Standard practice for these situations is that they would not send a letter. She notified Rizzetta that the Board had made a decision that was not in their favor. If the Board would like a thank you for your time letter to go out it would not include any language about their right to appeal.
 - The consensus of the Board was no letter needed.
- A. District Manager (continued)**
- Mr. Wenck addressed the concerns regarding management services, noting he thinks most can be addressed easily and resolved. He addressed the onsite maintenance and the ability to handle items outside of a meeting with a spending resolution with limits for the DM and the Chair.
 - Discussion ensued on
- Ms. Rivera addressed an area by Trailwind and why it is taking so long to cleanup.
 - Mr. Manero noted he can look at it.
- C. District Engineer**
 - i. Discussion of Playground**
 - Mr. Wenck noted he asked Ms. Stewart to attend. She stated the gentleman who came out was waiting on prices from his supplier.
 - Discussion ensued on the playground price and location.
 - The Board requested that Ms. Stewart and the playground company that looked at the sites attend the September 13th meeting to provide an overview.
- D. SOLitude**
 - i. Pond Maintenance Report**
 - Ms. Rodriguez noted that the pictures are old.

August 9, 2023

- Site #6 has lily pads that are not reflected in the picture.
- The Board requested Ms. Rodriguez to accompany the pond maintenance tech on his next visit for the report.

SIXTH ORDER OF BUSINESS

New Business

- Mr. Manero addressed Pond 3 noting he asked Yellowstone to provide a quote to seed with Bahia.
- Ms. Plantikow questioned whether this area is CDD.

On MOTION by Mr. Manero seconded by Ms. Rodriguez, with all in favor, Yellowstone proposal #338287 for Bahia seeding of the Pond 3 bank in the amount of \$1,182.84, pending verification that the area is the responsibility of the CDD, was approved. (5-0)

SEVENTH ORDER OF BUSINESS

Old Business

A. Esplanade Dog Park Sound Barrier – Leland Cypress Trees Proposals

- Mr. Wenck noted there are two proposals from Steadfast. The original proposal from Yellowstone was emailed to the Board.
- Irrigation was addressed with the consensus being to go with the gator bag option.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

- Ms. Plantikow requested contact information for two additional playground vendors by the next meeting.
- Ms. Rodriguez inquired if it would be possible for the CDD to partner with a non-profit organization to build a park.
 - Ms. Sousa noted she would have to check into this a little more. There is language in the statute that allows for the CDD to accept donations. As long as the CDD retains ownership of the property, they would have to review the exact terms of the partnership.
- Mr. Manero noted the HOA has decided to (re)retain OLM for oversight of the landscaping.

SEVENTH ORDER OF BUSINESS

Old Business (continued)

A. Esplanade Dog Park Sound Barrier – Leland Cypress Trees Proposals

- Mr. Joe Hamilton, Steadfast, joined the meeting via phone.

- Mr. Manero inquired how long the gator bags are needed.
 - Mr. Hamilton noted the one time per day for one week (five days) is sufficient as the gator bags are slow release.
- Mr. Wenck inquired if there is any type of warranty on the trees.
 - Mr. Hamilton noted he does not typically provide a warranty for non-irrigated trees.
- Ms. Rodriguez confirmed that in Mr. Hamilton’s opinion the trees would be successful in this area with one week of gator bags.
 - Mr. Hamilton noted yes, in his opinion given the time of year with one gator bag per day for one week.

On MOTION by Mr. Manero seconded by Ms. Rodriguez, with all in favor, Steadfast proposal #831 in the amount of \$7,230 was approved. (5-0)

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

- Mr. Manero continued with regard to OLM.
 - Discussion ensued on the performance pay for landscape services with regard to the cost share agreement.

NINTH ORDER OF BUSINESS

Audience Comments

- None.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

July 31, 2023

Prepared by



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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

June 30, 2023

Balance Sheet
July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 121,684	\$ -	\$ 121,684
Investments:			
Money Market Account	480,629	-	480,629
Reserve Fund	-	127,760	127,760
Revenue Fund	-	114,543	114,543
TOTAL ASSETS	\$ 602,313	\$ 242,303	\$ 844,616
<u>LIABILITIES</u>			
Accounts Payable	\$ 29,776	\$ -	\$ 29,776
TOTAL LIABILITIES	29,776	-	29,776
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	242,303	242,303
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	339,039	-	339,039
TOTAL FUND BALANCES	\$ 572,537	\$ 242,303	\$ 814,840
TOTAL LIABILITIES & FUND BALANCES	\$ 602,313	\$ 242,303	\$ 844,616

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,209	\$ 1,010	\$ 17,561	\$ 16,551
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	233,138	250,506	17,368
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	5,000	8,600	(3,600)
FICA Taxes	459	383	658	(275)
ProfServ-Engineering	1,000	833	1,279	(446)
ProfServ-Legal Services	2,000	1,667	9,385	(7,718)
ProfServ-Mgmt Consulting	51,017	42,514	42,514	-
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	208	63	145
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	83	4	79
Legal Advertising	3,500	2,917	5,057	(2,140)
Misc-Bank Charges	700	583	1,061	(478)
Misc-Assessment Collection Cost	4,836	4,836	4,652	184
Misc-Web Hosting	3,000	2,500	1,563	937
Office Supplies	100	83	-	83
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	94,082	104,954	(10,872)
<u>Field</u>				
Contracts-Landscape	85,166	70,972	30,036	40,936
Contracts-Lakes	5,317	4,431	4,515	(84)
R&M-Fence	5,000	4,167	1,600	2,567
R&M-Irrigation	5,459	4,549	-	4,549
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	13,917	4,416	9,501
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	109,036	40,567	68,469
TOTAL EXPENDITURES	254,079	203,118	145,521	57,597
Excess (deficiency) of revenues				
Over (under) expenditures	(20,742)	30,020	104,985	74,965

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,742)	-	-	-
Net change in fund balance	\$ (20,742)	\$ 30,020	\$ 104,985	\$ 74,965
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 497,572	\$ 572,537	

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 18	\$ 15	\$ 563	\$ 548
Special Assmnts- Tax Collector	350,774	350,774	350,774	-
Special Assmnts- Discounts	(14,032)	(14,032)	(13,430)	602
TOTAL REVENUES	336,760	336,757	337,907	1,150
<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	8,782	278	(8,504)
<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	\$ 8,782	\$ 278	\$ (8,504)
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 250,807	\$ 242,303	

**The Hammocks
Community Development District**

Supporting Schedules

July 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
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

July 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	5.19%	\$101,986
Checking Account - Operating	Hancock	n/a	0.00%	\$19,698
MMA	Bank United	Money Market Account	5.15%	\$480,629
			Subtotal	<u>\$602,313</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	3.80%	\$127,760
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	3.80%	\$114,543
			Subtotal	<u>\$242,303</u>
			Total	<u><u>\$844,616</u></u>

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	101,986.08	Statement Balance	109,760.22
G/L Balance	101,986.08	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	109,760.22
Subtotal	101,986.08	Outstanding Checks	7,774.14
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	101,986.08	Ending Balance	101,986.08
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
6/22/2023	Payment	4285	THE HAMMOCKS TOWNHOMES HOA, INC	3,766.34	0.00	3,766.34
7/25/2023	Payment	4291	FRANCES K. PLANTIKOW	184.70	0.00	184.70
7/25/2023	Payment	4292	MICHAEL J. HENKE	184.70	0.00	184.70
7/26/2023	Payment	4293	TAMPA BAY TIMES/TIMES PUBLISHING	1,755.23	0.00	1,755.23
Total Outstanding Checks.....				7,774.14		7,774.14

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	139	07/06/23	HAMMOCKS CDD	06162023-7492	TRANSFER FROM BANK UNITED MM#0998 TO VALLEY CK#749	Cash with Fiscal Agent	103000	\$43,190.00
001	4286	07/14/23	INFRAMARK, LLC	96984	JUNE 2023 MANAGEMENT SRVCS	ProfServ-Mgmt Consulting	531027-51201	\$4,251.42
001	4286	07/14/23	INFRAMARK, LLC	96984	JUNE 2023 MANAGEMENT SRVCS	Postage and Freight	541006-51301	\$8.00
001	4287	07/14/23	SOLITUDE LAKE MANAGEMENT	PSI-79666	JUNE 2023 MAINTENANCE	Contracts-Lakes	534084-53901	\$451.54
001	4293	07/26/23	TAMPA BAY TIMES/TIMES PUBLISHING	07122023-5636	NOTICE OF MEETING 7/12/23	Legal Advertising	548002-51301	\$1,755.23
001	4288	07/18/23	FRANCES K. PLANTIKOW	PAYROLL	July 18, 2023 Payroll Posting			\$184.70
001	4289	07/18/23	MICHAEL J. HENKE	PAYROLL	July 18, 2023 Payroll Posting			\$184.70
001	4290	07/18/23	EILYN RIVERA	PAYROLL	July 18, 2023 Payroll Posting			\$174.70
001	DD136	07/18/23	MICHELLE RODRIGUEZ	PAYROLL	July 18, 2023 Payroll Posting			\$184.70
001	DD137	07/18/23	ALEX J. MANERO	PAYROLL	July 18, 2023 Payroll Posting			\$184.70
001	4291	07/25/23	FRANCES K. PLANTIKOW	PAYROLL	July 25, 2023 Payroll Posting			\$184.70
001	4292	07/25/23	MICHAEL J. HENKE	PAYROLL	July 25, 2023 Payroll Posting			\$184.70
001	DD138	07/25/23	MICHELLE RODRIGUEZ	PAYROLL	July 25, 2023 Payroll Posting			\$184.70
001	DD139	07/25/23	ALEX J. MANERO	PAYROLL	July 25, 2023 Payroll Posting			\$184.70
Fund Total								\$51,308.49

Total Checks Paid	\$51,308.49
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Fourth Order of Business

4C

4Ci

Florida Playstructures and Water Features Inc.

Consultants -- Sales -- Installation -- Service
Commercial/Residential -- Play Structures & Accessories
Designing Adventures *Building with Green Technology*
Commercial Pool & Spa License CPC1457810
Electrical License EC13002736
NPCAI Certified Playground Installer #2015-1236
CSPI #31529-618
OSHA #36-601307899

1808 James Redman Parkway #178
Plant City, FL 33563

813-704-4395 office
813-754-9703 fax

www.floridaplaystructures.com



info@floridaplaystructures.com

September 6, 2023

Tonja Stewart

tonja.stewart@stantec.com

Hammocks CDD Playground

Slide Mountain Playground Structure with Shade
39 Boarder Timbers
1 Full ADA Ramp
70 Cu. Yds. Of Engineered Wood Fiber
Furnished and Installed

Total: \$ 69,998.00

NOT INCLUDED IN THIS PROPOSAL:

Landscape, Sprinkler, or Re-Sod Repair

The Owner is to provide site access, power and water to Site.

CONTRACT AGREEMENT:

- 1) Average delivery of equipment runs 12-14 weeks
- 2) Estimated target window for project is: TBD





4D.

4Di



Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-08-18

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 water level went back down a bit but the site remains 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

Very minimal seasonal growth and good water clarity. Recent rains have raised the water level.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 3

Comments:

Site looks good

The water level went down a little but the site is in good condition with minimal nuisance vegetation growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4

Comments:

Site looks good

Most of the decay is gone and the site is in good condition with minimal regrowth and no noted nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Normal growth observed

There is torpedograss growth on the new site that will require an herbicide application as it loses water again. The old site is almost dry this month.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



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 continues to be 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

No new growth or any issues to note this month. Site remains in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Site looks good

The site remains in good condition with no noted algae or nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

All the sites had increased water level but we still aren't at the high watermark yet. Not too much going on this month and things look fairly well.

Site 5 was the only site with any issues to note. It contained some torpedograss regrowth that will require an herbicide application to control.

The decay in site 4 is almost completely gone and half the site has been opened up as we discussed in the past.

There were no other problems during the inspection.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

Agenda Page #45
2023-08-18

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	Torpedograss	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

