

*Gardens at Hammock Beach
Community Development District*

Agenda

December 4, 2020

AGENDA

Gardens at Hammock Beach

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 25, 2020

**Board of Supervisors
Gardens at Hammock Beach
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Gardens at Hammock Beach Community Development District** will be held Friday, December 4, 2020 at 1:00 PM City Centr  at Palm Coast Town Center, 145 City Place, Suite 301, Palm Coast, FL 32164. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Appointed Supervisors
 - B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2021-02 Electing Officers
4. Approval of Minutes of the September 11, 2020 Meeting
5. Consideration of Resolution 2021-03 Budget Amendment
6. Staff Reports
 - A. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Fiscal Year 2021 Funding Request #1
7. Other Business
8. Supervisors Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is organizational matters. Section A is administration of Oath of Office to Newly Appointed Supervisors. Section B is consideration of Resolution 2021-01 canvassing and certifying the results of the Landowners' Election. A copy of the resolution is enclosed for your review. Section C is election of officers. Section D is consideration of resolution 2021-02 electing officers.

The fourth order of business is the approval of the minutes of the September 11, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of Resolution 2021-03 budget amendment. A copy of the resolution is enclosed for your review.

The sixth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2021 funding request #1. Copies of the funding requests and supporting invoices are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,



George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

SECTION III

SECTION B

RESOLUTION 2021-01

**A RESOLUTION CANVASSING AND CERTIFYING THE
RESULTS OF THE LANDOWNERS' ELECTION OF THE
GARDENS AT HAMMOCK BEACH COMMUNITY
DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION
190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners' meeting was held on **November 13, 2020**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4-Year Term
_____	_____	4-Year Term
_____	_____	2-Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 4th day of December, 2020.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2021-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GARDENS AT HAMMOCK BEACH COMMUNITY
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Gardens at Hammock Beach Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of December, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION IV

MINUTES OF MEETING
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gardens at Hammock Beach Community Development District was held on Friday, September 11, 2020 at 1:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020, July 30, 2020, August 7, 2020, and September 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Chiumento III	District Counsel
Parker Mynchenberg	District Engineer
Ken Belshe	Palm Coast Intercoastal, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 1:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public are present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4 & 5

Mr. Flint: We have two vacant seats. Are there any nominations at this time to fill those seats? Hearing none, we will carry that over to the next meeting.

B. Administration of Oath of Office to Newly Appointed Supervisors

C. Election of Officers

D. Consideration of Resolution 2020-09 Electing Officers

These items were tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 12, 2020 Meeting

Mr. Flint: Did the Board have any additions, deletions, or corrections to the minutes of the June 12, 2020 meeting? Hearing none,

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Minutes of the June 12, 2020 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-10 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: The Board previously approved a proposed budget and set today as the public hearing for its final consideration. The resolution in your agenda package would approve the budget, which is attached as Exhibit A. The budget hasn't changed since the approval of the proposed budget, other than we updated the actuals through the end of August. The total budget is \$72,251. It contemplates that the District would enter into a Developer Funding Agreement in lieu of imposing assessments. Under the Developer Funding Agreement, the developer would only be responsible for the actual cost of the District, not necessarily the total budget. So, if the actuals were lower, that would be the only obligation of the developer. Were there any comments or questions on the budget? Because it is a public hearing, we will open the public hearing and note there are no members of the public to provide comment or testimony, so we will bring it back to the Board for discussion and consideration of Resolution 2020-10. Did the Board have any questions or discussion on the resolution or the budget? Hearing none,

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor Resolution 2020-10 adopting the Fiscal Year 2021 budget and the annual appropriations was adopted.

Mr. Flint: We will close the public hearing.

SIXTH ORDER OF BUSINESS**Consideration of Fiscal Year 2021 Funding Agreement**

Mr. Flint: The budget that was just approved, would be attached to this agreement, which was entered into with the developer. It's the same form of agreement that the District and the developer have seen in the past. Are there any comments or questions on the Funding Agreement? If not, I would ask for a motion.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor the Funding Agreement between the District and Palm Coast Intercoastal LLC. for Fiscal Year 2021 was approved.

SEVENTH ORDER OF BUSINESS**Financing Matters**

- A. Consideration of Engineer's Report**
- B. Consideration of Assessment Methodology**
- C. Consideration of Resolution 2020-11 Declaring Special Assessments**
- D. Consideration of Resolution 2020-12 Setting a Public Hearing for Special Assessments**

Mr. Flint: Earlier this year, the Board approved these same two resolutions, Engineer's Report, and Assessment Methodology and set the public hearing to consider imposing assessments; however, prior to actually holding the public hearing a decision was made to hold off on the assessment process, so we did not actually hold the public hearing. The Board took no action on it. We did proceed with the bond validation process and received a favorable ruling from the judge. No appeals were filed within the appeal period. I understand there may be a desire to restart this process. So, we've included the same Engineer's Report and Assessment Methodology the Board received previously. There have been no changes. Resolution 2020-11 declares the District's intent to levy assessments. It doesn't impose them or otherwise create any lien. Resolution 2020-12 sets the public hearing for the Board to actually consider imposing those assessments. The Engineer's Report and Assessment Methodology are attached to the resolution.

Mr. Chiumento: I have been in contact with the developer and given certain circumstances, they would like to advertise to have the adoption hearing for the assessments on Tuesday, January 5th. In our agenda package, the date is November 13th, but they need to push it out two more months, because they intend to have the preliminary plat completed within the next month or so. There are some ancillary background issues, but they will be ready to create the lien

on the property on Tuesday, January 5th. So, if everyone could commit to having another meeting, it will likely be in person. Hopefully, the executive order is still in place.

Mr. Flint: Right.

Mr. Chiumento: So, I would throw that out there to amend Resolution 2020-11 that sets the date.

Mr. Flint: It's 2020-12. What time on January 5th would we propose to hold the public hearing?

Mr. Chiumento: Same time, same place. Just change that date from November 13 to January 5, 2021.

Mr. Flint: On the second page of Resolution 2020-12 in the first section, the public hearing will be at 1:00 p.m. on January 5, 2020 at One Hammock Beach Parkway, Suite 101, Palm coast, Florida. Does that work for the Board Members? Are you all available on January 5th?

Mr. Chiumento: He wants to do it at the City Centré address. We'll find a room.

Mr. Flint: So, it would be in your office?

Mr. Chiumento: Yes, sir.

Mr. Flint: Okay. Is the Board okay with January 5th? We just need to make sure we can get three Board members there.

Mr. Smith: Yes, I'm fine with that.

Mr. Livingston: I'm fine.

Mr. Flint: We will modify Resolution 2020-12 to indicate that date, place and time.

Mr. Chiumento: Thank you.

Mr. Flint: The District Engineer's Report has not changed since the Board last saw it. Were there any comments or questions on either the Engineer's Report or Methodology?

Mr. Livingston: I guess we are going to start development this year, so that date probably needs to be pushed out.

Mr. Flint: On the timeline?

Mr. Livingston: Yes. I don't know whether that matters. It did say that it would commence in 2020.

Mr. Flint: Okay.

Mr. Livingston: That meeting is going to be at 1:00 p.m., right?

Mr. Flint: Correct. I'm not sure about changing the timeline. We can always amend the report and when we present the report that is presented in January, we can provide a revised timeline. You can approve this as presented.

Mr. Livingston: Okay.

Mr. Flint: Then you can amend it between now and January. There will probably be other changes as well, so if the Board is okay with that, we could update the report and present at the public hearing. We also have Resolution 2020-11, which declares the District's intent to levy special assessments. Exhibit A is the Engineer's Report and Exhibit B is the Master Assessment. Are there any questions on the resolution?

Mr. Livingston: It's fine by me.

MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor Resolution 2020-11 Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements which Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in which such Special Assessments Shall be Made; Providing when such Special Assessments Shall be Paid; Designating Lands Upon which the Special Assessments shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll and Providing for Publication of this Resolution was adopted.

Mr. Flint: Resolution 2020-12, as we discussed, sets the public hearing where the Board will consider levying assessments. We are suggesting the resolution be amended to reflect the date of the public hearing as January 5, 2021 at 1:00 p.m. at District Counsel's office at the City Centr . Other sections of the resolution will remain the same. We will have to do a 30-day mailed notice. There will also be two publications one week apart, 21 and 14 days before the public hearing. Are there any questions on the resolution? Hearing none, we need a motion to adopt Resolution 2020-12 as amended.

MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor Resolution 2020-12 Setting a Public Hearing to be Held on January 5, 2021 at 1:00 P.M. at City Centré at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida 32164, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as The Gardens at Hammock Beach Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes was adopted as amended.

Mr. Chiumento: I know you said that you were making the changes and we just want to be clear that the record reflect that the motion was amended with the new date and location.

Mr. Flint: Yes. The motion was made with the new date and location.

Mr. Chiumento: Very good.

EIGHTH ORDER OF BUSINESS

Staff Reports

E. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the Balance Sheet and Income Statement through August 31, 2020. No action is required by the Board. If you have any questions, we can discuss those.

ii. Ratification of Fiscal Year 2020 Funding Requests #9 - #11

Mr. Flint: These were transmitted to the developer under the Funding Agreement. We are placing these on the agenda for ratification. Are there any questions? If not, we need a motion to ratify Funding Requests 9, 10 and 11.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor the Funding Requests #9 - #11 were ratified.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: Each year the Board is required to adopt an annual meeting schedule. What we included in your agenda is the Board will meet on an as needed basis. When you meet, we will meet the statutory noticing requirements; however, you can choose to adopt a schedule with a specific date, place and time, if you wanted to. I don't believe between now and January there will be a need for a meeting. There will be a Landowner's Election in November, but there is no Board meeting required as part of the Landowner's Election. So, you may be safe doing this as

needed schedule and if things begin to move forward in January with the financing, the Board can always reconsider and establish specific dates at that point.

Mr. Livingston: That's fine with me.

Mr. Flint: Is that amenable to the Board?

Mr. Lusby: Yes, that's fine.

Mr. Smith: Yes.

Mr. Flint: Then we need a motion to approve the proposed meeting schedule indicating that the District will meet on an as needed basis.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor, the Fiscal Year 2021 meeting schedule to meet on an as needed basis, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there anything else from the Board that we needed to discuss before the Board adjourned?

Mr. Chiumento: George, we are talking about the need for liability insurance on the property.

Mr. Flint: Okay.

Mr. Chiumento: We have Directors & Officers (D&O) insurance for the Board, but I think that's all covered statutory, because we are an elected Board. I don't know the answer for that. Do you?

Mr. Flint: Right now, we don't have public officials' liability or general liability insurance. Under the Statutes as a government, the CDD has sovereign immunity up to \$250,000, unless a special claims bill is filed. Even with sovereign immunity, you have exposure up to \$250,000 on a claim. Ideally the Board would carry the liability insurance to not only protect the Board individually, but also the District in the event they were sued, the insurance company would defend the District or Board Members individually. The budget was adopted and we included funds for the liability insurance, but it would need to be funded by the developer for us to be able to bind it.

Mr. Chiumento: Would the Board be sued individually for some type of maleficence, negligence or breach of duty? Where do the Board Members stand on that issue?

Mr. Flint: There is no insurance coverage right now. That would be public officials' liability.

Mr. Chiumento: Correct.

Mr. Flint: The public officials' liability and general liability are rolled into one policy and the annual premium is \$5,500.

Mr. Chiumento: Okay.

Mr. Livingston: Once we get to January when we are moving forward with financing and development, we definitely need to have coverage. At this point, I not sure that there are any plaintiffs out there lurking, but there could be after that.

Mr. Flint: You never know. You have other landowners within the District.

Mr. Chiumento: It's probably just conservative for the \$5,000 to get it sooner rather than later. Does the budget show it?

Mr. Flint: Yes, it's \$5,500 under the "Insurance" line item.

Mr. Chiumento: Will you reach out to the developer and get the paperwork?

Mr. Flint: Yes. We will submit the Funding Request with that and then we will bind it effective October 1, if they are willing to fund that.

Mr. Chiumento: I believe they are.

Mr. Flint: Sounds good. I think that's the right way to go. I'm glad you brought that up. I meant to discuss that under the budget.

Mr. Chiumento: If the Board is interested, the PUD site plan approval and the preliminary plat for Phase I will be heard on the 21st of the month. The developer anticipates those final approvals and then moving towards the site inspection, once Parker does his job at the hearings.

Mr. Flint: Great. We will keep our fingers crossed for you.

Mr. Chiumento: We should be okay.

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: If there's nothing else from the Board or staff, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE GARDENS AT HAMMOCK BEACH COMMUNITY
DEVELOPMENT DISTRICT APPROVING AN AMENDED
GENERAL FUND BUDGET FOR FISCAL YEAR 2020 AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Resolution 2019-04, the Gardens at Hammock Beach Community Development District Board (the “Board”) adopted a Budget for Fiscal Year 2020; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2020.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GARDENS AT HAMMOCK
BEACH COMMUNITY DEVELOPMENT DISTRICT:**

1. The Budget for Fiscal Year 2020 is hereby amended and restated as set forth on the Fiscal Year 2020 Amended Budget attached hereto as “**Exhibit A**”.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 4TH DAY OF DECEMBER, 2020

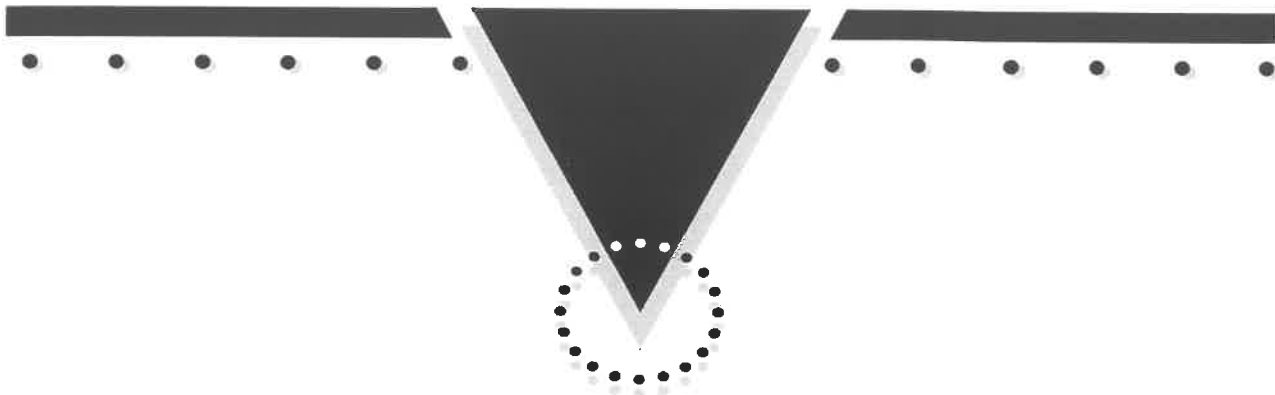
ATTEST:

**BOARD OF SUPERVISORS OF THE
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____



Gardens at Hammock Beach Community Development District

**Amended Budget
FY 2020**



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General Fund

Gardens at Hammock Beach

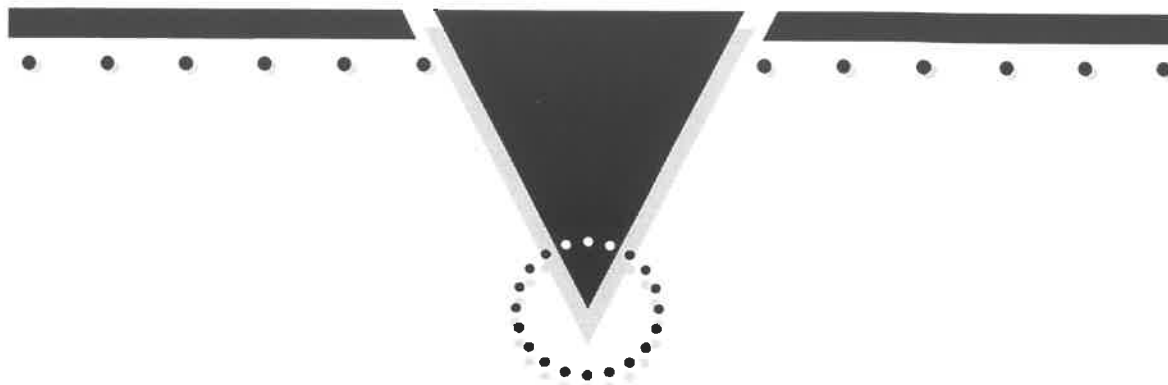
Community Development District

	Adopted Budget FY2020	Increase/ Decrease	Amended Budget FY20 20	Actuals FY20 20
<u>Revenues</u>				
Developer Contributions	\$16,975	\$30,312	\$47,287	\$47,287
Carry Over	\$0	\$723	\$723	\$723
Total Revenues	\$16,975	\$31,035	\$48,010	\$48,010
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$0	\$3,000	\$3,000	\$3,000
FICA Expense	\$0	\$230	\$230	\$230
Engineering	\$5,000	(\$2,500)	\$2,500	\$2,323
Attorney	\$5,000	(\$1,500)	\$3,500	\$3,208
Dissemination	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0
Annual Audit	\$2,500	(\$2,500)	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0
Assessment Administration	\$0	\$0	\$0	\$0
Management Fees	\$2,000	\$33,000	\$35,000	\$35,000
Information Technology	\$100	\$900	\$1,000	\$1,000
Telephone	\$100	(\$100)	\$0	\$0
Postage	\$250	\$750	\$1,000	\$910
Insurance	\$0	\$0	\$0	\$0
Printing & Binding	\$250	\$0	\$250	\$248
Legal Advertising	\$500	\$650	\$1,150	\$1,133
Other Current Charges	\$1,000	(\$895)	\$105	\$105
Office Supplies	\$100	\$0	\$100	\$62
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Total Expenditures	\$16,975	\$31,035	\$48,010	\$47,392
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$618

SECTION VI

SECTION A

SECTION 1



**Gardens at Hammock Beach
Community Development District**

Unaudited Financial Reporting

September 30, 2020



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Developer Contributions Schedule</u>

Gardens at Hammock Beach
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2020

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$495
DUE FROM DEVELOPER	\$2,722
DUE FROM CAPITAL	\$138
PREPAID EXPENSES	\$5,000
TOTAL ASSETS	<u><u>\$8,355</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$1,842
DEFERRED REVENUE	\$5,000
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$1,512
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$8,355</u></u>

Gardens at Hammock Beach
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	BUDGET	PRORATED BUDGET THRU 09/30/20	ACTUAL THRU 09/30/20	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	\$16,975	\$16,975	\$47,287	\$30,312
TOTAL REVENUES	\$16,975	\$16,975	\$47,287	\$30,312
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$0	\$0	\$3,000	(\$3,000)
FICA EXPENSE	\$0	\$0	\$230	(\$230)
ANNUAL AUDIT	\$2,500	\$2,500	\$0	\$2,500
ENGINEERING	\$5,000	\$5,000	\$2,323	\$2,678
ATTORNEY	\$5,000	\$5,000	\$3,208	\$1,793
MANAGEMENT FEES	\$2,000	\$2,000	\$35,000	(\$33,000)
INFORMATION TECHNOLOGY	\$100	\$100	\$1,000	(\$900)
TELEPHONE	\$100	\$100	\$0	\$100
POSTAGE	\$250	\$250	\$910	(\$660)
PRINTING & BINDING	\$250	\$250	\$248	\$2
LEGAL ADVERTISING	\$500	\$500	\$1,133	(\$633)
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$105	\$895
OFFICE SUPPLIES	\$100	\$100	\$62	\$38
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$16,975	\$16,975	\$47,392	(\$30,417)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$105)	
FUND BALANCE - Beginning	\$0		\$1,617	
FUND BALANCE - Ending	\$0		\$1,512	

Gardens at Hammock Beach Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES													
DEVELOPER CONTRIBUTIONS	\$3,290	\$3,228	\$3,000	\$4,107	\$3,990	\$5,682	\$3,024	\$3,824	\$3,822	\$3,829	\$3,000	\$6,492	\$47,287
TOTAL REVENUES	\$3,290	\$3,228	\$3,000	\$4,107	\$3,990	\$5,682	\$3,024	\$3,824	\$3,822	\$3,829	\$3,000	\$6,492	\$47,287
EXPENDITURES													
SUPERVISOR FEES	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$600	\$0	\$0	\$600	\$600	\$3,000
FICA EXPENSE	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$46	\$0	\$0	\$46	\$46	\$230
AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$600	\$600	\$823	\$0	\$0	\$0	\$200	\$0	\$100	\$2,323
ATTORNEY	\$0	\$175	\$420	\$0	\$455	\$0	\$0	\$0	\$585	\$0	\$800	\$773	\$3,208
MANAGEMENT FEE	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1	\$2	\$124	\$130	\$133	\$3	\$23	\$1	\$119	\$2	\$0	\$374	\$910
PRINTING & BINDING	\$37	\$1	\$0	\$103	\$36	\$44	\$1	\$1	\$0	\$27	\$0	\$0	\$248
LEGAL ADVERTISING	\$63	\$225	\$219	\$224	\$192	\$0	\$0	\$0	\$56	\$0	\$121	\$32	\$1,133
OTHER CURRENT CHARGES	\$0	\$0	\$15	\$15	\$0	\$0	\$15	\$15	\$0	\$15	\$15	\$15	\$105
OFFICE SUPPLIES	\$15	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$0	\$15	\$0	\$0	\$62
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$3,290	\$3,403	\$3,778	\$5,378	\$4,416	\$3,885	\$3,039	\$3,662	\$3,761	\$3,259	\$4,582	\$1,940	\$47,392
EXCESS REVENUES (EXPENDITURES)	\$0	(\$175)	(\$778)	(\$1,271)	(\$426)	\$1,797	(\$15)	\$162	\$61	\$570	(\$1,582)	\$1,552	(\$105)

**Gardens at Hammock Beach Community Development District
Developer Contributions/Due from Developer**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	General Fund Portion (21)	Capital (Due to Developer)	Over and (short) Balance Due
FY2020									
1	10/31/19	1/21/20	\$ 8,548.28	\$ 8,548.28	\$ 1,942.95	\$ 3,290.33	\$	\$ 3,315.00	\$ -
2	11/29/19	1/21/20	\$ 4,788.34	\$ 4,788.34	\$ 250.00	\$ 3,228.34	\$	\$ 1,310.00	\$ -
3	12/11/19	1/21/20	\$ 5,942.50	\$ 5,942.50	-	\$ 3,000.00	\$	\$ 2,942.50	\$ -
4	1/16/20	1/27/20	\$ 6,991.91	\$ 6,991.91	-	\$ 4,106.91	\$	\$ 2,885.00	\$ -
5	2/7/20	2/18/20	\$ 9,430.06	\$ 9,430.06	-	\$ 3,990.06	\$	\$ 5,440.00	\$ -
6	3/31/20	5/15/20	\$ 16,664.91	\$ 16,664.91	-	\$ 5,681.84	\$	\$ 10,983.07	\$ -
7	4/27/20	5/13/20	\$ 9,529.15	\$ 9,529.15	-	\$ 3,024.15	\$	\$ 6,505.00	\$ -
8	5/15/20	6/22/20	\$ 3,823.93	\$ 3,823.93	-	\$ 3,823.93	\$	\$ -	\$ -
9	6/30/20	8/27/20	\$ 3,821.62	\$ 3,821.62	-	\$ 3,821.62	\$	\$ -	\$ -
10	7/24/20	8/27/20	\$ 8,443.83	\$ 8,443.83	-	\$ 3,828.67	\$	\$ 4,615.16	\$ -
11	8/25/20	9/4/20	\$ 3,272.50	\$ 3,272.50	-	\$ 3,000.00	\$	\$ 272.50	\$ -
12	9/18/20	9/29/20	\$ 8,594.42	\$ 8,594.42	-	\$ 3,769.42	\$ 5,000.00	\$ (175.00)	\$ -
FY2021									
1	10/27/20	11/9/20	\$ 6,098.12	\$ 6,098.12	-	\$ 2,722.09	\$ 3,238.53	\$ 137.50	\$ -
Due from Developer									
			\$ 108,135.12	\$ 108,135.12	\$ 9,719.18	\$ 47,287.36	\$ 8,238.53	\$ 38,230.73	\$ -
Total Developer Contributions FY20									
			\$ 47,287.36						

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY21 - #1
October 27, 2020

Payee	General Fund FY2020	General Fund FY2021	Capital Outlay FY2020
1 Chimento, Dwyer, Hertel, Grant			
Inv# 8569 - General Counsel - August 2020	\$ 800.00		
Inv# 8570 - Bond Validation - August 2020			\$ 137.50
Inv# 8930 - General Counsel - September 2020	\$ 772.50		
2 Daytona News Journal			
Inv# 100236774 - 09302020 - Notice of Meetings - 09/30/20	\$ 32.35		
3 Department of Economic Opportunity			
Inv# 83262 - Special District Fees - Fiscal Year 2021		\$ 175.00	
4 Fedex			
Inv# 7-123-47434 - Delivery Fees - 09/04/20 & 09/11/20	\$ 175.23		
Inv# 7-130-01117 - Delivery Fees - 09/14/20	\$ 196.11		
5 Governmental Management Services-CF, LLC			
Inv#81 - Management Fees - October 2020		\$ 3,063.53	
6 Parker Mychenberg & Associates, Inc			
Inv# 20-822 - Engineering Services - September 2020	\$ 100.00		
7 Supervisor Fees			
September 11, 2020			
William Livingston	\$ 215.30		
David Lusby	\$ 215.30		
Clint Smith	\$ 215.30		
	\$ 2,722.09	\$ 3,238.53	\$ 137.50

Total: \$ 6,098.12

Please make check payable to:

Gardens at Hammock Beach CDD
9145 Narcoossee Road
Suite A206
Orlando FL, 32827

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com

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SEP 18 2020



Bill to:

Gardens at Hammock Beach Community Development District (CDD)
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To August 31, 2020

Invoice Date September 14, 2020
Invoice Number 8569
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190581

#1030
310-513-715

Account Summary

Previous Balance	\$585.00
Payments Received	(\$585.00)
Outstanding Balance	\$0.00
Current Invoice	\$800.00
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00
Total Due	\$800.00

Payment Transactions

Date	Type	Invoice #	Description	Amount
9/2/2020	Check	7844	Ck #000188; 09022020.1Ck	\$585.00

Fee Detail

Date	Description	Hours	Rate	Total
8/3/2020	VLS Searched for Bulow Shores n/k/a Seaside Landings utility agreement to incorporate certain terms into Gardens Utility Agreement.	0.90	\$250.00/hr	\$225.00

Date		Description	Hours	Rate	Total
8/4/2020	VLS	Continued working on utility agreement for City of Flagler Beach.	2.30	\$250.00/hr	\$575.00
			Hours Total	3.20	Fee Total
					\$800.00

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
				Expenses Total
				\$0.00

Fees	\$800.00
Expense	\$0.00
Current Due	\$800.00
Outstanding Balance	\$0.00
Total Due	\$800.00

Timekeeper Summary

Timekeeper	Hours
Vincent Sullivan	3.20
Total Hours	3.20

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com

RECEIVED

SEP 18 2020



Bill to:

Gardens at Hammock Beach Community Development District (CDD)
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To August 31, 2020

Invoice Date September 14, 2020
Invoice Number 8570
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

Account Summary

Previous Balance	\$4,887.66
Payments Received	(\$4,887.66)
Outstanding Balance	\$0.00
Current Invoice	\$137.50
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00
Total Due	\$137.50

Payment Transactions

Date	Type	Invoice #	Description	Amount
9/9/2020	Check	8314	Ck #000191; 09092020.1Ck	\$272.50
9/2/2020	Check	7845	Ck #000188; 09022020.1Ck	\$4,615.16

Fee Detail

Date	Description	Hours	Rate	Total
8/4/2020	DAV Forwarded Certificate of no appeal to emailing list.	0.20	\$275.00/hr	\$55.00

Date	Description	Hours	Rate	Total
8/25/2020	DAV Meeting with Michael Chiumento III to discuss bid documents, bonds, etc.	0.30	\$275.00/hr	\$82.50
		Hours Total	0.50	Fee Total \$137.50

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
				Expenses Total \$0.00

Fees	\$137.50
Expense	\$0.00
Current Due	\$137.50
Outstanding Balance	\$0.00
Total Due	\$137.50

Timekeeper Summary

Timekeeper	Hours
Diane Vidal	0.50
	Total Hours 0.50

Chiumento Dwyer Hertel Grant
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legaltteamforlife.com
Office: (386) 445-8900
www.legaltteamforlife.com



Bill to:

Gardens at Hammock Beach Community Development District (CDD)
c/o Governmental Management Services - Central FL
1408 Hamlin Avenue, Unit #E
St. Cloud, FL 34771

INVOICE

To September 30, 2020

Invoice Date October 20, 2020
Invoice Number 8930
Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190591

Account Summary

Previous Balance	\$800.00
Payments Received	\$0.00
Outstanding Balance	\$800.00
Current Invoice	\$772.50
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00
Total Due	\$1,572.50

Payment Transactions

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

Fee Detail

Date		Description	Hours	Rate	Total
9/3/2020	DAV	Reviewed exchange of emails re status of meeting for September 11th; reviewed exchange of emails re those who will be in attendance. Followed up with MCIII and Caroline McNeil re status of Bonds.	0.20	\$275.00/hr	\$55.00
9/4/2020	DAV	Reviewed exchange of emails re meeting and agenda.	0.20	\$275.00/hr	\$55.00
9/6/2020	DAV	Reviewed agenda for meeting on September 11 2020. Reviewed funding agreement. Reviewed resolutions for publication and board approval.	0.50	\$275.00/hr	\$137.50
9/11/2020	MC	Reviewed various issues regarding future bonding and construction with developer; Attended monthly Board of Supervisor's zoom meeting.	1.50	\$350.00/hr	\$525.00
			Hours Total		
			2.40	Fee Total	\$772.50

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
				Expenses Total
				\$0.00

Fees	\$772.50
Expense	\$0.00
Current Due	\$772.50
Outstanding Balance	\$800.00
Total Due	\$1,572.50

Timekeeper Summary

Timekeeper	Hours
Diane Vidal	0.90
Michael Chiumento III	1.50
Total Hours	2.40

THE DAYTONA BEACH NEWS-JOURNAL

Questions on this Invoice call:
Tel: (866) 470-7133 Fax: (863) 802-7825

10	11	12	13	14	15	16	17	18	19
START	STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
			Balance Forward						\$120.87
09/30	09/30	102367744-09302020	NOTICE OF MEETINGS FISCAL PO# LAUREN VANDERVEER	Palm Coast	1.00 x 60Lines	60	1		\$32.35
PREVIOUS AMOUNT OWED: \$120.87									
NEW CHARGES THIS PERIOD: \$32.35									
CASH THIS PERIOD: \$0.00									
DEBIT ADJUSTMENTS THIS PERIOD: \$0.00									
CREDIT ADJUSTMENTS THIS PERIOD: \$0.00									

INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

521™

21	22	23	24	25	26	27	28	29	30
CURRENT NET AMOUNT	30 DAYS	60 DAYS	Over 90 DAYS	* UNAPPLIED AMOUNT	TOTAL AMOUNT DUE	SALES REPRESENTATIVE #	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
\$32.35	\$120.87	\$0.00	\$0.00	\$0.00	\$153.22	0098	08/01/2020 - 09/30/2020	1008098	1008098
						ADVERTISER/CLIENT NAME			
						GARDENS AT HAMMOCK BEACH			

MAKE CHECKS PAYABLE TO

Daytona Beach News-Journal

News Journal - Advertising

PO Box 919423

Orlando, FL 32891-9423

ALL ACCOUNTS SUBJECT TO PAYMENT BY 15TH OF MONTH FOLLOWING INSERTION. A FINANCE CHARGE OF 1.5% (18% PER ANNUM) WILL BE ADDED ON ANY BALANCE UNPAID ONE MONTH AFTER STATEMENT DATE

THE DAYTONA BEACH NEWS-JOURNAL

Daytona Beach, FL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

ADVERTISING INVOICE and STATEMENT

1 BILLING PERIOD		2 ADVERTISER/CLIENT NAME	
09/01/2020 - 09/30/2020		GARDENS AT HAMMOCK BEACH	
23 TOTAL AMOUNT DUE		* UNAPPLIED AMOUNT	
\$153.22		\$0.00	
		TERMS OF PAYMENT	
		Net + 15	
21 CURRENT NET AMOUNT	22 30 DAYS	23 60 DAYS	24 OVER 90 DAYS
\$32.35	\$120.87	\$0.00	\$0.00
4 PAGE #	5 BILLING DATE	6 BILLED ACCOUNT NUMBER	7 ADVERTISER/CLIENT NUMBER
1	09/30/2020	1008098	1008098
			8 STATEMENT NUMBER
			0000059077
9 BILLING ACCOUNT NAME AND ADDRESS		10 REMITTANCE ADDRESS	

GARDENS AT HAMMOCK BEACH
219 EAST LIVINGSTON STREET STE 1
ORLANDO, FL 32801

News Journal - Advertising
PO Box 919423
Orlando, FL 32891-9423

00000005907710080980000153225

**Flagler/Palm Coast
NEWS-TRIBUNE**

Published Each Wednesday
Flagler County, Florida

**State of Florida,
County of Flagler**

Before the undersigned authority personally appeared

Susan Stanford

who, on oath says that she is

LEGAL COORDINATOR

of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly
newspaper, published in Flagler County, Florida; that the
attached copy of advertisement, being a
.....

NOTICE OF MEETINGS

NT 2367744

in the Court,
was published in said newspaper in the issues.....

SEPTEMBER 30, 2020

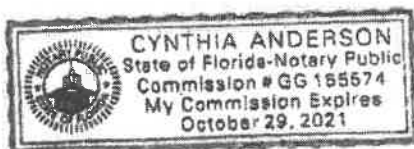
Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and has been entered as second-class mail matter at the post office in Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sworn to and subscribed before me

This 30TH of SEPTEMBER

A.D. 2020

Cynthia Anderson



**NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2021**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the Gardens at Hammock Beach Community Development District does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.gardensathammockbeach.com.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service: 800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager
NT2367744, Sep. 30, 2020 It

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.078, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83262			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Gardens at Hammock Beach Community Development District
 Mr. George S. Flint
 Governmental Management Services - Central Florida, LLC
 219 East Livingston Street
 Orlando, FL 32801



2. Telephone:	(407) 841-5524
3. Fax:	(407) 839-1526
4. Email:	gflint@gmscf.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.GardensAtHammockBeachCDD.com
8. County(ies):	Flagler
9. Function(s):	Community Development
10. Boundary Map on File:	02/12/2007
11. Creation Document on File:	02/12/2007
12. Date Established:	10/08/2006
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Flagler County
15. Creation Document(s):	County Ordinance 2006-21
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	03/06/2020

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OCT 06 2020

BY: _____

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *George S. Flint* Date 10/5/20

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By Initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2020
Subject: Fiscal Year 2020/2021 Annual State Fee and Update Requirements
Postmarked Due Date is December 2, 2020

RECEIVED

OCT 08 2020

BY: _____

This memo contains the instructions for complying with the annual state fee and update requirement using the enclosed *Fiscal Year 2020/2021 Annual Special District Fee Invoice and Update Form* (invoice / update form). The state fee remains \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2020**.

The Purpose of the Annual State Fee

Chapter 188, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program within the Florida Department of Economic Opportunity (DEO) and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, see www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information and make informed policy decisions. Therefore, it is important for each special district's registered agent to annually review the information on the invoice / update form, make any needed corrections or updates directly on the invoice / update form and return it to DEO along with the state fee.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already have an official website that contains specific information (see www.FloridaJobs.org/SDWebsites#offwebsite). If the special district's official website address is not listed on the invoice / update form, the special district must provide it.

The recently updated *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures for special districts. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**Billing Address:**

GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
UNIT E
SAINT CLOUD FL 34771-8588

Shipping Address:

GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 6 PM CST

Internet: fedex.com

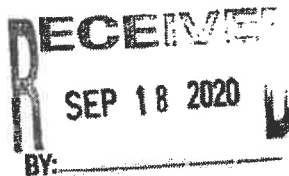
Invoice Summary**FedEx Express Services**

Total Charges	USD	\$175.23
TOTAL THIS INVOICE	USD	\$175.23

Other discounts may apply.

Account Summary as of Sep 15, 2020

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	175.23
New Account Balance	\$175.23

#2:
310-512-42**FedEx News!**

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoicechanges. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return
this portion with your payment to FedEx.
Please do not staple or fold.
Please make check payable to FedEx.

Remittance Advice**Your payment is due by Sep 30, 2020**

0025373 01A8 0-416 **ALTO T2 5 1258 34771-858877 -C01-P25398-11



GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
UNIT E
SAINT CLOUD FL 34771-8588



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



62315580020082

1258-01-00-0025373-0002-004499

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 04, 2020

Cust. Ref.: DHS Agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	771453476723	George Flint	Ken Belche
Service Type	FedEx Standard Overnight	GMS - CF, LLC	1 Hammock Beach Parkway
Package Type	FedEx Pak	219 E Livingston Street	PALM COAST FL 32137 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	28.24
Delivered	Sep 08, 2020 10:50	Fuel Surcharge	1.18
Svc Area	A5	DAS Comm	3.10
Signed by	M.FERGUSON	Third Party Billing	0.81
FedEx Use	000000000/1283/_	Total Charge	USD 33.33

Ship Date: Sep 04, 2020

Cust. Ref.: Gardens at Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771453488495	George Flint	Clint Smith
Service Type	FedEx Standard Overnight	GMS - CF, LLC	8 Cadillac Place
Package Type	FedEx Pak	219 E Livingston Street	PALM COAST FL 32137 US
Zone	02	ORLANDO FL 32801 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	28.24
Delivered	Sep 08, 2020 15:28	Fuel Surcharge	1.40
Svc Area	A5	Residential Delivery	4.05
Signed by	see above	DAS Resl	4.40
FedEx Use	000000000/1283/02	Third Party Billing	0.97
		Total Charge	USD 39.06

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Ship Date: Sep 04, 2020

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 771453493867
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 08, 2020 15:12
Svc Area A5
Signed by see above
FedEx Use 000000000/1283/02

Sender
George Flint
GMS - CF, LLC
219 E Livingston Street
ORLANDO FL 32801 US

Recipient
David Lusby
21 Forest View Way
ORMOND BEACH FL 32174 US

Transportation Charge	28.24
Fuel Surcharge	1.23
Residential Delivery	4.85
Third Party Billing	0.85
Total Charge	USD \$34.97

Ship Date: Sep 04, 2020

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 771453504429
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 08, 2020 13:11
Svc Area A8
Signed by see above
FedEx Use 000000000/1283/02

Sender
George Flint
GMS - CF, LLC
219 E Livingston Street
ORLANDO FL 32801 US

Recipient
William Livingston
313 Cypress Street
FLAGLER BEACH FL 32136 US

Transportation Charge	28.24
Fuel Surcharge	1.40
Residential Delivery	4.85
DAS Resi	4.40
Third Party Billing	0.97
Total Charge	USD \$39.86

Ship Date: Sep 11, 2020

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 4.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 771509095860
Service Type FedEx Express Saver
Package Type FedEx Envelope
Zone 02
Packages 1
Rated Weight N/A
Delivered Sep 13, 2020 11:39
Svc Area A5
Signed by see above
FedEx Use 000000000/829/02

Sender
George Flint
GMS - CF, LLC
219 E Livingston Street
ORLANDO FL 32801 US

Recipient
Clint Smith
8 Cadillac Place
PALM COAST FL 32137 US

Transportation Charge	16.85
Fuel Surcharge	1.04
Residential Delivery	4.85
DAS Resi	4.40
Third Party Billing	0.67
Total Charge	USD \$27.81

Third Party Subtotal	USD \$175.23
Total FedEx Express	USD \$175.23

**Billing Address:**

GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
UNIT E
SAINT CLOUD FL 34771-8588

Shipping Address:

GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.622.1147

M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST

Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$20.88
TOTAL THIS INVOICE	USD	\$20.88

Other discounts may apply.

Account Summary as of Sep 22, 2020

Previous Balance	175.23
Payments	0.00
Adjustments	0.00
New Charges	20.88
New Account Balance	\$196.11

2

310-513-42

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SEP 25 2020
BY: _____

FedEx News!

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoicechanges. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Remittance Advice

Your payment is due by Oct 07, 2020

0029445 01 AB 0.416 **ALTO T8 3 1265 34771-858877 -C01-P29474-11



GARDENS AT HAMMOCK BEACH CDD
1408 HAMLIN AVE UNIT E
UNIT E
SAINT CLOUD FL 34771-8588



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



62321660022430

1265-01-00-0029445-0001-005111

FedEx Express Shipment Data

Ship Date: Sep 14, 2020

Dest. Ref: Gardens of Hammock Beach

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	791083597327	Clint Smith	George Flint
Service Type	FedEx 2Day	null	GMS - CF, LLC
Package Type	FedEx Envelope	8 Cadillac Place	219 E Livingston Street
Zone	02	PALM COAST FL 32137 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	N/A		
Delivered	Sep 15, 2020 11:20	Transportation Charge	19.11
Svc Area	A1	Fuel Surcharge	0.72
Signed by	see above	Print Return Label	1.05
FedEx Use	000000000/1108/02	Total Charge	USD \$20.88
Third Party Subtotal			USD \$20.88
Total FedEx Express			USD \$20.88



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GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 81
Invoice Date: 10/1/20
Due Date: 10/1/20
Case:
P.O. Number:

Bill To:
Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate ✓	Amount
Management Fees - October 2020		2,916.67	2,916.67
Information Technology - October 2020		83.33	83.33
Office Supplies		12.68	12.68
Postage		3.00	3.00
Copies		47.85	47.85

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Total \$3,063.53

Payments/Credits \$0.00

Balance Due \$3,063.53

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 82
Invoice Date: 9/30/20
Due Date: 9/30/20
Case:
P.O. Number: CF0883

Bill To:

Gardens at Hammock Beach CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
GoDaddy - Domain Renewal		9.74	9.74
<hr/>			
Total			\$9.74
Payments/Credits			\$0.00
Balance Due			\$9.74

PARKER MYNCHENBERG & ASSOCIATES, INC.
1729 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117
(386) 677-6891
FAX: (386) 677-2114

INVOICE

INVOICE NO: 20-822
DATE: 10/16/2020

Bill To Gardens at Hammock Beach CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
OCT 21 2020
BY: _____

P.O.	RE: GENERAL FUND_GARDENS AT HAMMOCK BEACH CDD	TERMS
		Net 30

	DESCRIPTION	AMOUNT
	Billing Period 9-1-2020 to 9-30-2020	
1	Professional Engineering Services Zoom Meeting (9-10-200) - 0.5 Hour @ \$200 / Hour	100.00
<div>RECEIVED</div> <div>OCT 20 2020</div> <div>BY: _____</div>		

THANK YOU FOR YOUR BUSINESS!

Total	\$100.00
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Make all checks payable to: Parker Mynchenberg & Associates, Inc.
If you have any questions concerning this invoice call us: (386) 677-6891