

*Gardens at Hammock Beach
Community Development District*

Agenda

September 11, 2020

AGENDA

Gardens at Hammock Beach

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 4, 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, September 11, 2020 at 1:00 PM** via Zoom; by following this link <https://zoom.us/j/98471563479> or by calling in via (646) 876-9923 and entering the Meeting ID: 984 7156 3479. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill the Board Vacancies in Seats 4 & 5
 - B. Administration of Oath of Office to Newly Appointed Supervisors
 - C. Election of Officers
 - D. Consideration of Resolution 2020-09 Electing Officers
4. Approval of Minutes of the June 12, 2020 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2020-10 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
6. Consideration of Fiscal Year 2021 Funding Agreement
7. 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
8. Staff Reports
 - A. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Fiscal Year 2020 Funding Requests #9 - 11
 - iii. Approval of Fiscal Year 2021 Meeting Schedule
9. Other Business
10. Supervisors Requests
11. 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 appointment of individuals to fulfill the Board Vacancies in Seats 4 & 5. Section B is administration of Oath of Office to Newly

Appointed Supervisors. Section C is election of officers. Section D is consideration of resolution 2020-09 electing officers.

The fourth order of business is the approval of the minutes of the June 12, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing. Section A is consideration of resolution 2020-10 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review.

The sixth order of business is consideration of Fiscal Year 2021 funding agreement. A copy of the agreement is enclosed for your review.

The seventh order of business is financing matters. Section A is consideration of Engineers Report. A copy of the report will be provided under separate cover. Section B is consideration of Assessment Methodology. A copy of the report will be provided under separate cover. Section C is consideration of Resolution 2020-11 declaring special assessments, a copy of the resolution is enclosed for your review. Section D is consideration of Resolution 2020-12 setting a public hearing for special assessments, a copy of the resolution is enclosed for your review.

The eighth 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 2020 funding requests #9 - 11. 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 D

RESOLUTION 2020-09

**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 Chairman.

Section 2. _____ is elected Vice-Chairman.

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 11th day of September, 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, June 12, 2020 at 10:00 a.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150 and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020 and July 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 was:

George Flint	District Manager
Michael Chiumento III	District Counsel
Parker Mynchenberg	District Engineer
Ken Belshe	Palm Coast Intercoastal, LLC
Danielle Ferguson	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: In accordance with the Governor's Executive Order, we are holding this meeting via the use of Zoom. We advertised as a Zoom meeting with a link for members of the public who wanted to participate. No members of the public were 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. I don't know if the Board has any nominations at this time or if you want to keep this item on the agenda,

Mr. Livingston: I request we keep this item on the agenda and revisit it at the next meeting.

- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Election of Officers**
- D. Consideration of Resolution 2020-07 Electing Officers**

These items were tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 27, 2020 Meeting

Mr. Flint: Did the Board have any additions, deletions, or corrections to the minutes of the February 27, 2020 meeting? If there are none, I would ask for a motion to approve them.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Minutes of the February 27, 2020 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-08
Approving the Proposed Fiscal Year 2021
Budget and Setting a Public Hearing**

Mr. Flint: Each year the Board is required to approve a Proposed Budget by June 15th. This is not a binding document. We are required to transmit the budget to Flagler County and post to our website. There are some other noticing requirements, but it's not binding. You can change it between now and the public hearing or at the public hearing if you chose to. Exhibit A is the Proposed Budget which was revised to reflect the current contracts in place. It contemplates a Developer Funding Agreement versus imposing assessments to fund this. If this budget and the Developer Funding Agreement are approved, the developer would only be responsible for the actual costs, not necessarily the budgeted costs. That would be in lieu of imposing operating and maintenance (O&M) assessments at this point. Are there any questions on the resolution or the exhibit? The resolution has a date of September 11th at 1:00 p.m. at Ken's office. There is no magic to that date. I just want to make sure that works for the Board. It's the second Friday in September. We can do it any time in September because we don't have

O&M assessments, so we are not worried about certifying an Assessment Roll to the County. We just need to have the budget adopted by September 30th.

Mr. Livingston: Is it likely that we will still be able to hold these meetings by phone?

Mr. Flint: The Executive Order that allows these remote meetings, expires on June 30th. So, I anticipate after July 1st, having to do in person meetings, unless that Executive Order gets extended. Phase 2 of the Governor's reopening plan phases out the quorum requirement.

Mr. Lusby: The 11th works fine for me.

Mr. Smith: I am good with it too.

Mr. Flint: What about you, Bill?

Mr. Livingston: Probably. I was going to be away, but with the way things are working out it doesn't look very promising.

Mr. Flint: Is there a better day in September?

Mr. Livingston: No, everything is too much up in the air. Ken and Danielle, is that okay with you? We have your office as the meeting location.

Mr. Belshe: That should work.

Mr. Flint: Are there any questions on Exhibit A, understanding that this is not binding at this point? You would adopt the final budget in September so you can make changes as necessary to this budget between now and then.

Mr. Smith: I have two questions. Just going back to the date we were talking about, Danielle, you mentioned awhile back that you were moving your offices. Is there a new address or new location?

Ms. Ferguson: Not at this time.

Mr. Flint: A 21 and 14 day notice is required from the time we run the notice. We will just notice it for the new location and have the Board ratify that action. We can amend this resolution at the September meeting if we need to. I will make a note to check with Danielle and Ken before we run any notice.

Mr. Livingston: Was the time 1:00 p.m.?

Mr. Flint: Yes. Do you have a question, Dave?

Mr. Lusby: I have one question on the budget itself. I noticed for "Supervisor Fees," we budgeted quite a bit more than the previous budget and there is a notation that it's based on 12 meetings per year. Is that what we are likely to do or is that just being safe budgeting for that?

Mr. Flint: It's based on three Supervisors attending 12 meetings. So, if you had five Supervisors attending 12 meetings it would be \$12,000. We are just being conservative. If we are only meeting three times, the developer would only be obligated for paying for three meetings.

Mr. Lusby: Okay, that was my question. We are not going to a monthly meeting at this point, but we are budgeting for it just in case. Is that correct?

Mr. Flint: Yes. In September you will approve your annual meeting notice for the next year. Do you want to approve a meeting day every month, so you have the option and then we cancel or do you want to meet quarterly? This is just giving you the option.

Mr. Lusby: Okay. That answers my question.

Mr. Flint: Are there any other questions? If not, we need a motion to adopt Resolution 2020-08.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor Resolution 2020-08 Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing for September 11, 2020 at 1:00 p.m. at City Centre at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida or by remote media communication, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with Flagler County Tax Collector

Mr. Flint: This item probably won't come into play this year, but it is good to go ahead and have them in place, in the event we need them. This is to use the uniform collection method, which is a tax bill to collect O&M and debt service assessments. We are required to enter into an agreement with the Tax Collector and Property Appraiser. This agreement is consistent with the Statute and the fees that they charge, so we don't have an ability to negotiate those fees. The 2% that they are proposing, is what is in the Statute as far as the ceiling they can charge. They can charge less than that if they wanted to, but they are entitled to go up to the 2%. That is the first agreement that is required so we can use the tax bill as the collection method. It doesn't obligate us to pay anything unless we certify something to go on the tax bill. It doesn't cost us anything to have the agreement. Are there any questions on the agreement? If not, we need a motion to approve it.

On MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor the Interlocal Agreement with Flagler County Tax Collector was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Data Sharing Agreement with the Flagler County Property Appraiser**

Mr. Flint: We already have an agreement with the Property Appraiser to use the tax bill. The Property Appraiser also requires a Sharing and Usage Agreement. This is something new within the last year or two that many Property Appraisers are requiring. There were some legislative changes dealing with confidential information. This primarily deals with firefighters, police officers, etc. under the Statutes that are entitled to have their personal information protected in the event there is a public records request. So, this agreement is just saying that we understand some information may be confidential and we won't share that information. This agreement is fairly standard. I don't know if Michael has any comments.

Mr. Chiumento: I agree with you.

Mr. Flint: I executed it because they required it and we didn't have a meeting so I'm asking the Board to ratify it.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Data Sharing Agreement with the Flagler County Property Appraiser was ratified.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Manager's Report****i. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited Financial Statements through May 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 #6 - #8

Mr. Flint: In accordance with the Funding Agreement, we submitted these Funding Requests to the developer. Some of them are tracked as capital outlay. You will see two columns for items tracked as capital, which would be recoverable through Cost of Issuance, so we track them separately. Then when the bonds are issued, we are able to repay the developer for fronting

these costs for the District Engineer and District Counsel. Are there any questions? If not, we need a motion to ratify those funding requests.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor the Funding Requests #6 - #8 were ratified.

iii. Designation of November 6, 2020 as Landowners' Meeting Date

Mr. Flint: Every two years, we are required to hold a landowners' meeting to consider electing Board Members. It has to be in the month of November. Three seats up for election; Dave's seat, Bill's seat and one of the vacant seats. The basis of the election is one vote per acre. We are suggesting November 6, 2020 as the landowners' meeting. It's not a Board meeting. It would only be a landowners' election so the Board Members themselves don't need to be there unless they are the proxyholders. Otherwise, it would be Ken or whoever is the landowner's representative to cast votes at the landowners' election.

Mr. Lusby: I wasn't prepared to answer this question, but don't we have another landowner in the CDD?

Mr. Flint: Yes, any landowner is entitled to participate. Whatever landowner has the most votes ultimately controls the election. They would get one seat and the other landowner would get two. Basically, whoever has the most votes has the control. Two seats would be for four-year terms and one seat would be a two-year term. Our only obligation is we need to announce it on the agenda at least 90 days in advance of the landowners' election, which we are doing today. We also have to run a notice in the newspaper. We don't have to proactively go out and contact each landowner, although if the Board wants us to do that we can, but normally it's done at the Board meeting. We run our legal notice and whoever shows up, shows up.

Mr. Lusby: Are we talking about Thursday, November 5th?

Mr. Flint: No. We have November 6th in the agenda, but it could be any day. It's not a Board meeting. It's a landowners meeting. A lot of times we will hold them on the same day. The Board doesn't have a regular meeting date set right now. We have the option of choosing whatever day. The landowner doesn't have to physically be there. They can name a proxyholder and that proxyholder can attend the landowners' election. The form of the proxy is in the agenda. That would just need to be signed by an authorized representative, someone who could be at the landowners meeting to cast the votes. Is November 6th okay?

Mr. Livingston: The 5th or the 6th.

Mr. Flint: The 6th is what we have in the agenda. The Board Members don't need to be there. It's a landowners' election, so there just needs to be a representative of the landowner.

Mr. Lusby: How about the CDD Engineer?

Mr. Flint: No, I will attend and Michael will attend if he wants to along with the landowner.

Mr. Chiumento: Unless a Board meeting is scheduled the same day then the Supervisors aren't required to be there.

Mr. Flint: Correct. Is there a motion to designate November 6th as the landowners' meeting date?

Mr. Belshe: Maybe the way to do it is to schedule it, so it corresponds with a Board meeting. If there are any efficiencies by doing that, I don't know.

Mr. Flint: Right now, you don't have a monthly meeting schedule. So, if you want to meet the second Friday, which is the budget hearing in September, then you can look at the following Friday, which would be November 13th. The Board can just decide to meet on the second Friday at 1:00 p.m.

Mr. Belshe: I think at this point it would make sense to do it the way you guys were talking about it. Pardon my interruption.

Mr. Flint: That's okay. You are the landowner, so you tell us. You are going to need to have somebody there.

Mr. Belshe: It's easy for us, but if it requires a trip for you or anybody else, then we can do the proverbial 'two birds with one stone'. That is all I was thinking about.

Mr. Flint: Okay.

Mr. Belshe: It's not that big of a deal.

Mr. Flint: It's going to be 10 minutes. We can do it for November 13th. That's the second Friday and if we have a Board meeting, we can hold one on the 13th.

Mr. Belshe: At 1:00 p.m.?

Mr. Flint: Yes.

Mr. Belshe: That's good.

Mr. Livingston: So now you are proposing November 13th.

Mr. Belshe: Correct.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor designating November 13, 2020 as Landowners' Meeting was approved.

iv. Presentation of Number of Registered Voters- 0

Mr. Flint: We are required to announce the number of registered voters each year as of April 15th. Surprisingly there are no registered voters. This only comes into play once we hit 250 registered voters in the District and six years. The District has been in existence for six years, but until you hit 250 registered voters, the Board will continue to be landowner elected. Once you hit 250, the Board will begin to transition to General Election. Two seats will be up for election and then in two years, two more seats and in two years the last seat. We have a way to go before we hit 250.

Mr. Chiumento: We had the bond validation hearing last week. As anticipated, the court approved it.

Mr. Livingston: Good.

Mr. Chiumento: We are ready to go with the next phase, which would be our Chapter 170 hearings that we discussed before. I think Mr. Belshe will get with the Board and the CDD when he wants to proceed. We are ready to move forward when he is ready to.

Mr. Flint: In that regard, the Board set a public hearing for today for the assessments, but we did not advertise it because of the economy. We were requested to hold off on moving forward with the assessment process. The Board adopted a resolution setting the public hearing date. We did not advertise the public hearing. Obviously, we are not holding the public hearing. When we are ready to move forward with the assessment process, you will have to reconsider the two resolutions declaring your intent, levy assessments and then set a public hearing. So, we are on hold with that right now.

Mr. Livingston: What was the amount of the bonds that were validated?

Mr. Chiumento: \$38 million.

Mr. Belshe: I thought it was \$48 million.

Mr. Chiumento: I'm sorry. Its \$48 million.

Mr. Flint: We can check that off of the list because that has the longest lead time. We got that out of the way. That's good forever, so we don't have to go back and do it again. We don't have to increase it.

Mr. Flint: Parker, did you have an Engineer's Report?

Mr. Mynchenberg: No.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that the Board would like to discuss that was not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: If there's nothing else, we need a motion to adjourn.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman / Vice Chairman

SECTION V

SECTION A

RESOLUTION 2020-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020 submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Gardens at Hammock Beach Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set September 11, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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 OF SUPERVISORS OF GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's 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 in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, 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 2020 and/or revised projections for Fiscal Year 2021.
- 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 Gardens at Hammock Beach Community Development District for the Fiscal Year Ending September 30, 2021", as adopted by the Board of Supervisors on September 11, 2020.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Gardens at Hammock Beach Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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 ALL FUNDS \$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER, 2020.

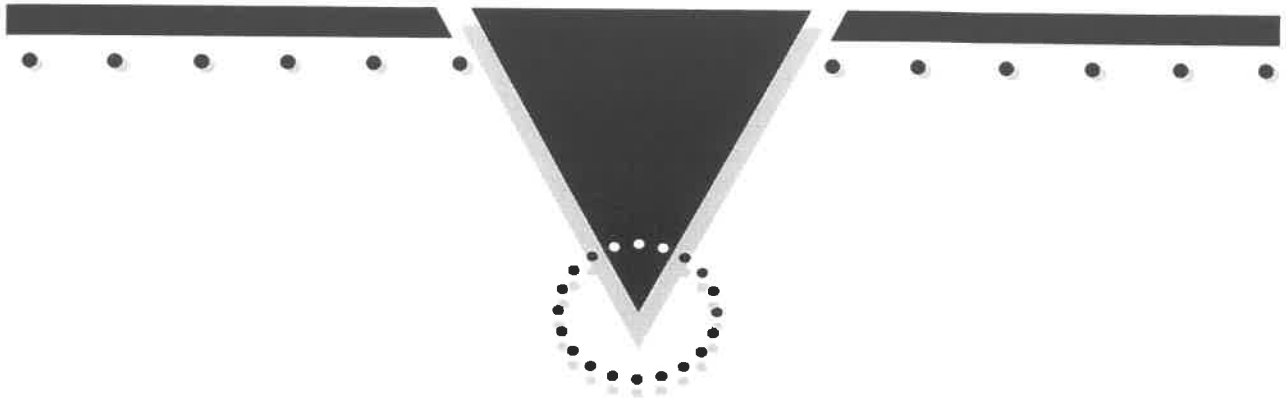
ATTEST:

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

Secretary

By:_____

Its:_____



Gardens at Hammock Beach Community Development District

**Proposed Budget
FY 2021**



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1	<u>General Fund</u>
2-4	<u>General Fund Narrative</u>

Gardens at Hammock Beach

Community Development District

Adopted Budget FY2020	Actual Thru 8/31 20	Projected Next 1 Months	Total Thru 9/30 20	Proposed Budget FY20 21
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Revenues

Developer Contributions	\$16,975	\$40,796	\$5,812	\$46,608	\$72,251
Total Revenues	\$16,975	\$40,796	\$5,812	\$46,608	\$72,251

Expenditures

Administrative

Supervisor Fees	\$0	\$2,400	\$600	\$3,000	\$7,200
FICA Expense	\$0	\$184	\$46	\$230	\$551
Engineering	\$5,000	\$2,223	\$200	\$2,423	\$5,000
Attorney	\$5,000	\$1,635	\$585	\$2,220	\$5,000
Dissemination	\$0	\$0	\$0	\$0	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$2,500	\$0	\$0	\$0	\$2,500
Trustee Fees	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$0	\$0	\$0	\$0	\$0
Management Fees	\$2,000	\$32,083	\$2,917	\$35,000	\$35,000
Information Technology	\$100	\$917	\$83	\$1,000	\$1,000
Telephone	\$100	\$0	\$10	\$10	\$100
Postage	\$250	\$536	\$124	\$660	\$750
Insurance	\$0	\$0	\$0	\$0	\$5,500
Printing & Binding	\$250	\$248	\$52	\$300	\$500
Legal Advertising	\$500	\$979	\$426	\$1,405	\$5,000
Other Current Charges	\$1,000	\$90	\$15	\$105	\$350
Office Supplies	\$100	\$62	\$18	\$80	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Expenditures	\$16,975	\$41,532	\$5,076	\$46,608	\$72,251
Excess Revenues/(Expenditures)	\$0	(\$736)	\$736	\$0	\$0

Gardens at Hammock Beach Community Development District

GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each supervisor for the time devoted to District business and meetings. The amount is based on 3 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Parker, Mynchenberg & Associates, Inc. for this service.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager. The District has contract with Chiumento, Dwyer, Hertel, Grant, P.L. for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on any future bond issuance.

Gardens at Hammock Beach Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District will pay annual trustee fees for any future bond issuance.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials' liability and property insurance coverages. The District did not have insurance in prior years.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for Board meetings, public hearings, etc in a newspaper of general circulation.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION VI

Gardens at Hammock Beach Community Development District
Fiscal Year 2021 Funding Agreement

This Agreement is made and entered into this **11th day of September, 2020** by and between:

Gardens at Hammock Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Flagler County, Florida (hereinafter "District"), and

Palm Coast Intracoastal, LLC, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2006-21 of the Flagler County Florida Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roads, surface water management systems, water and waste water systems, offsite improvements, landscaping, irrigation and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2021, which year commences on October 1, 2020, and concludes on September 30, 2021; and

WHEREAS, the budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2021 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2021 as described in **Exhibit A**, and as may be amended from time to time by the District.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (as finalized and amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations,

covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall take effect as of October 1, 2020.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**Gardens at Hammock Beach
Community Development District**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Witnesses:

Palm Coast Intracoastal, LLC

By: _____

[Print Name]

By: _____

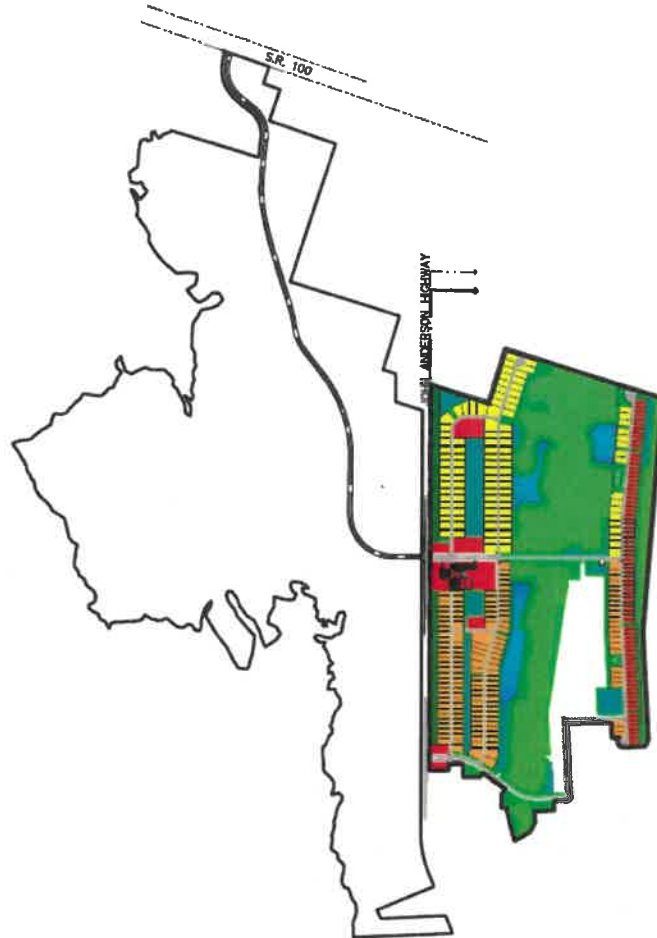
Its: _____

[Print Name]

Exhibit A: Fiscal Year 2021 Budget

SECTION VII

SECTION A



Gardens at Hammock Beach Community Development District

Master Engineer's Report – Assessment Area One

Prepared for Gardens at Hammock Beach Community Development District
Flagler County Florida

February 27, 2020

SUBMITTED BY:

Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Ave.
Holly Hill, Florida 32117
386-677-6891

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EXHIBIT A-1.....	Legal Description Assessment Area One
EXHIBIT A-2.....	Legal Description Development Boundary
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EXHIBIT C	Master Stormwater Plan Assessment Area One
EXHIBIT D-1	Master Potable Water System Plan Assessment Area One
EXHIBIT D-2	Master Sanitary Sewer System Plan Assessment Area One
EXHIBIT D-3	Master Reclaimed Water System Plan Assessment Area One
EXHIBIT E	Opinion of Probable Construction Cost Assessment Area One

Gardens at Hammock Beach Community Development District

Engineer's Report

1. INTRODUCTION

1.1 Description of The Gardens Assessment Area One Community

The Gardens (also referred to as the “Development”) is a 824.13 gross acres master planned, commercial/residential community located in Flagler County as shown on Location Map [Exhibit A](#). The Assessment Area One Development legal description is attached, [Exhibit A-1](#). The Assessment Area One Development is part of the 824.13 acres and is 248.93 acres and located east of John Anderson Highway. The Master Developer (“Developer”) is Palm Coast Intracoastal, LLC, based in Charlotte, North Carolina.

The Development is part of a Planned Unit Development (PUD) known as Hammock Beach River Club which allows for up to and including, but not limited to, 453 residential units and 230,694 square feet of commercial/retail/office/multi-family area and 100,000 square feet of specialty retail. The Assessment Area One Development consists of 335 single family lots and

clubhouse amenity, associated roadway, sidewalk, drainage, water, sewer, reuse, signage, and irrigation improvements. A land use summary of the Assessment Area One is presented in [Table 1](#).

The Gardens at Hammock Beach Community Development District (herein called the “District” or “CDD”) encompasses 953.37 gross acres of land and will construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Development. The legal description of the District Boundaries can be seen in [Exhibit A-2](#). The District will acquire or construct infrastructure in phases as necessary. Currently, the Development has an Assessment Area One that include 6 sub phases for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment revenue bonds. Construction of the first phases of the Development, part of the roadway infrastructure, and the overall grading for the Development will commence in 2020. An inventory of the phasing has been presented in [Table 2](#) and [Table 3](#) together with the proposed unit mix of the single-family residential units for the Development.

1.2 Purpose of Report

The purpose of this report is to provide a description of Assessment Area One Development, which will serve 248.93 gross acres of the District consisting of 335 single-family lots and the capital improvements to be constructed, acquired and/or financed by the District; and apportionment of the costs of the capital improvements.

TABLE 1 - LAND USE SUMMARY	AREA (AC)
Residential Land	248.93

TABLE 2 – ASSESSMENT AREA ONE, PHASING SUMMARY		
PHASE	SINGLE FAMILY	AREA (AC.)
Gardens – Phase 1-1A	56	90.4
Gardens – Phase 1-1B	54	18.0
Gardens – Phase 1-1C	35	26.7
Gardens – Phase 1-2A	66	75.13
Gardens – Phase 1-2B	65	21.8
Gardens – Phase 1-2C	59	16.9
TOTAL – Assessment Area One Gardens at Hammock Beach CDD	335	248.93

TABLE 3 - LOT TYPES					
PHASE	SINGLE FAMILY			NO. UNITS	AREA (AC.)
	50'	60'	80'		
Gardens – Phase 1-1A	38		18	56	90.4
Gardens – Phase 1-1B			54	54	18.0
Gardens – Phase 1-1C			35	35	26.7
Gardens – Phase 1-2A	42	24		66	75.13
Gardens – Phase 1-2B		65		65	21.8
Gardens – Phase 1-2C		59		59	16.9
TOTAL – Assessment Area One Gardens at Hammock Beach CDD	80	148	107	335	248.93

2. DISTRICT BOUNDARY AND ASSESSMENT AREA ONE PROPERTIES SERVED

2.1 District Boundary

The Gardens Master Site Plan Assessment Area One, Exhibit B, identifies the location and boundary of the Development included within the District. The Development Plan will provide for single family residential and associated amenities, and is located east of I-95 and south of SR 100 and east of John Anderson Highway in Flagler County.

2.2 Description of Properties Served Assessment Area One

The Development is located within Section 13, 14, and 38, Township 12 South, Range 31 East all within Flagler County, Florida. The existing property consists of wooded area, open pasture land and forested wetland. The environmental areas associated with the Development have been reviewed and are to be part of Open Space/Conservation areas within a parcel. The terrain of the site slopes to the east with elevations ranging from EL. 2.0 to EL. 20.0 NAVD 88.

3. PROPOSED ASSESSMENT AREA ONE DEVELOPMENT INFRASTRUCTURE

3.1 Summary of the Proposed Project Assessment Area One Infrastructure

The project infrastructure may generally consist of the following systems to serve the Development:

- On-Site Master Public Roadway Improvements
- Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution and New Reuse Treatment Plant
- Off-Site and On-Site Master Public Roadway Improvement (turn lanes and sidewalk John Anderson Highway)
- Master Stormwater Management System
- Landscaping, in common areas
- Irrigation, in common areas
- Hardscape, in common areas

- Conservation Mitigation Areas
- Electrical Service System (Underground)

TABLE 4 - PROPOSED FACILITIES

Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection	City of Flagler Beach/CDD
Water Distribution	City of Flagler Beach/CDD
Reuse Water	City of Flagler Beach/CDD
Master Stormwater Management System	CDD
Electrical Service System	FPL
Conservation Mitigation	CDD
Landscaping/Irrigation/Hardscape Master Public Roads	CDD

This infrastructure serves as a system of improvements benefitting all lands within the Development. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

3.2 Master Stormwater Management System Assessment Area One

The Assessment Area One Master Stormwater Management System provides for the storm water runoff treatment and will treat and attenuate stormwater runoff that will be carried out through the use of manmade retention and detention systems and collected in inlets, pipes, curbs and paved and sodded surfaces to convey this runoff. These systems discharge to the adjacent wetland or Intracoastal Waterway. Flagler County and the St. Johns River Water Management District (SJRWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through interconnected swales, pipes, ponds and canals to lakes within the Development. The Master Stormwater Management System will adhere to the design criteria of

these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to the requirements of SJRWMD and Flagler County, which requires that all building finished floor elevations be constructed minimum one-foot above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for dry and wet retention/detention systems as mandated by the SJRWMD and Flagler County. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe and open canal systems conveyed to the retention/detention areas. The overall drainage system is shown on the Master Stormwater Plan Assessment Area One, Exhibit C. The Master Stormwater Management System consists of various dry retention areas and ponds that collect runoff from the developed property. The District will finance the cost of stormwater collection and treatment systems, as well as the construction and/or maintenance of said retention areas. All of these improvements will be owned and maintained by the District.

3.3 Public Roadway Systems

The on-site public roadways improvement ("Roadway") associated within the Development will be developed and funded, owned and maintained by the District for ownership and operation. The Roadway's system within the Development and each phase will consist of two (2) lane roads throughout each phase within the project with two (2) new entrances with turn lanes connected to John Anderson Highway. All of these roadways will consist of road surface with a minimum of twenty-four (24) foot pavement sections with curbs, single lanes to be 15 foot minimum. All the internal roadways will be public. The roadways will serve the different land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface with sidewalks, signing and striping, landscaping, lighting, and landscaped hardscape features.

The Development will provide for the design and construction of an off-site roadway improvements providing turn lanes at road connections to John Anderson Highway. The roadway improvement will include right hand and left-hand turn lanes. These improvements will

serve all of the phases within the District as the main entrances.

The on-site public roadways and the off-site public roadway improvements will be designed and constructed in accordance with the applicable Flagler County and Florida Department of Transportation (FDOT) standards. Please refer to Exhibit B for depiction of the roadway systems within and adjacent to the Development.

The roadway improvements will include utilities that will run within the road right-of-way. The utilities within these roadways (described in 3.4) and any landscaping/hardscaping related to these roadways will be developed as part of the improvements to the District. A stormwater drainage facility (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The District will finance, own and maintain these improvements.

3.4 Water Distribution, Sanitary Sewer Collection, Reuse Water Distribution Systems and Reuse Treatment Plant

The Assessment Area One Development includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. City of Flagler Beach Utilities will provide reuse water, potable water and wastewater services for the District. The major trunk lines, collection systems and transmission mains to serve the District's various phases of the Development are to be constructed or acquired by the District. Water, sewer and reuse will be provided by the City of Flagler Beach. A new reuse irrigation wastewater treatment plant may be constructed. The overall water distribution systems, sanitary sewer collection and reuse water lines are shown on the Master Utility Plan Assessment Area One Sheets, Exhibits D1-D3.

The potable water facilities for the Assessment Area One will include both transmission and distribution mains along with necessary valving, fire hydrants and water services to boundary lines or individual lots and Development parcels. It is currently estimated that these water mains of various sizes will be funded by the District.

The wastewater facilities for the Assessment Area One will include gravity collection sewer lines and mains. The two (2) new lift stations will be located within the District and will service the Development. These new lift stations will tie into the new 12" forcemain located on John Anderson Highway. A new reuse / irrigation wastewater treatment plant may be constructed to provide irrigation demand. It is currently estimated that these gravity

Gardens at Hammock Beach Community Development District—Master Engineer's Report—Assessment Area One

collection systems forcemain and reuse irrigation wastewater treatment plant will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system reuse irrigation wastewater treatment plant and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of City of Flagler Beach, and the Florida Department of Environmental Protection (FDEP). Utility extension within John Anderson Highway will also be included as part of the infrastructure improvements for the Development. All of these improvements will be financed by the District and owned and maintained by the City of Flagler Beach.

3.5 Landscaping, Irrigation and Entry Features in Common Areas

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Assessment Area One Development will be provided by the District. The irrigation system will use reuse water as provided by City of Flagler Beach Utilities. The master reuse water mains to the various phases of Development will be constructed or acquired by the District with District funds and subsequently turned over to City of Flagler Beach Utilities. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the off-site intersection improvements for John Anderson Highway Roadways. Perimeter walls will be provided at the site entrances and perimeters. These items may be funded, owned and maintained by the District. Parks and community areas within each phase will be part of the facilities that may be financed and owned by the District.

3.6 Electrical Service (Underground)

Florida Power and Light (FPL) will provide the electrical service to the Development. The service will include the primary and secondary systems to serve the various land uses, sanitary lift stations and street lighting. The balance of the costs of providing electricity is expected to be at the expense of the Developer.

3.7 Conservation Areas

The proposed Development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management

System. The District will fund the mitigation and conservation areas, as required, for approvals.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Exhibit E presents a summary of the costs for the Assessment Area One infrastructure including roads, drainage, water, sewer, reuse, landscaping, entry feature, and electrical service (underground).

Costs for the Assessment Area One in Exhibit E are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in East Central Florida. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, soils and material testing related to such infrastructure. These services are necessary for the design, permitting and construction contract management for the Development infrastructure. The costs are exclusive of certain legal, administrative, financing, operations or maintenance services necessary to finance, construct, acquire and/or operate the Master Project infrastructure.

5. PERMITTING STATUS

The Gardens at Hammock Beach CDD is located within Flagler County. The District is currently approved by the County as a Planned Unit Development. The District is within the City of Flagler Beach Utilities service area for the sanitary sewer service, water distribution, and reuse water service.

The District is also located within the St Johns River Water Management District (SJRWMD) for stormwater management approvals.

Flagler County previously approved a Planned Unit Development for the community which allows Development as one single phase or in multiple phases. The Developer anticipates a phased approach and is currently seeking approvals for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, Phase 1-2C, which, in total, will consist of 335 single-family lots.

Preliminary Plat approval from Flagler County must be obtained before construction can begin on the aforementioned phases. The remaining phase(s) will also require approvals from Flagler County before construction can begin.

Construction plans and documents have been submitted to the SJRWMD for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, and Phase 1-2C and an Environmental Resources Permit (ERP) will be secured prior to construction.

Permits applications will be made through the City of Flagler Beach Utility Department for approval for sanitary sewer, water distribution, and reuse water systems for Phase 1-1A, Phase 1-1B, Phase 1-1C, Phase 1-2A, Phase 1-2B, and Phase 1-2C. A recorded Intralocal Agreement obligates the City of Flagler Beach to provide water, sewer and reuse water if capacity allows. Any future phase(s) will require additional applications and approvals by the City of Flagler Beach.

Additional permits may be required from The Army Corps of Engineers, the Florida Department of Environmental Protection (Water and Wastewater permits), the Environmental Protection Agency, The National Pollutant Discharge Elimination System, FEMA and the FDOT (Driveway/Utility/Drainage Permit for SR 100). The Developer will seek these permits, as is typically done, as construction plans and drawings are made available.

The District Engineer will certify that all permits necessary to complete the Development have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits

cannot be obtained for the entire Assessment Area One Development.

6. ENGINEER'S CERTIFICATION

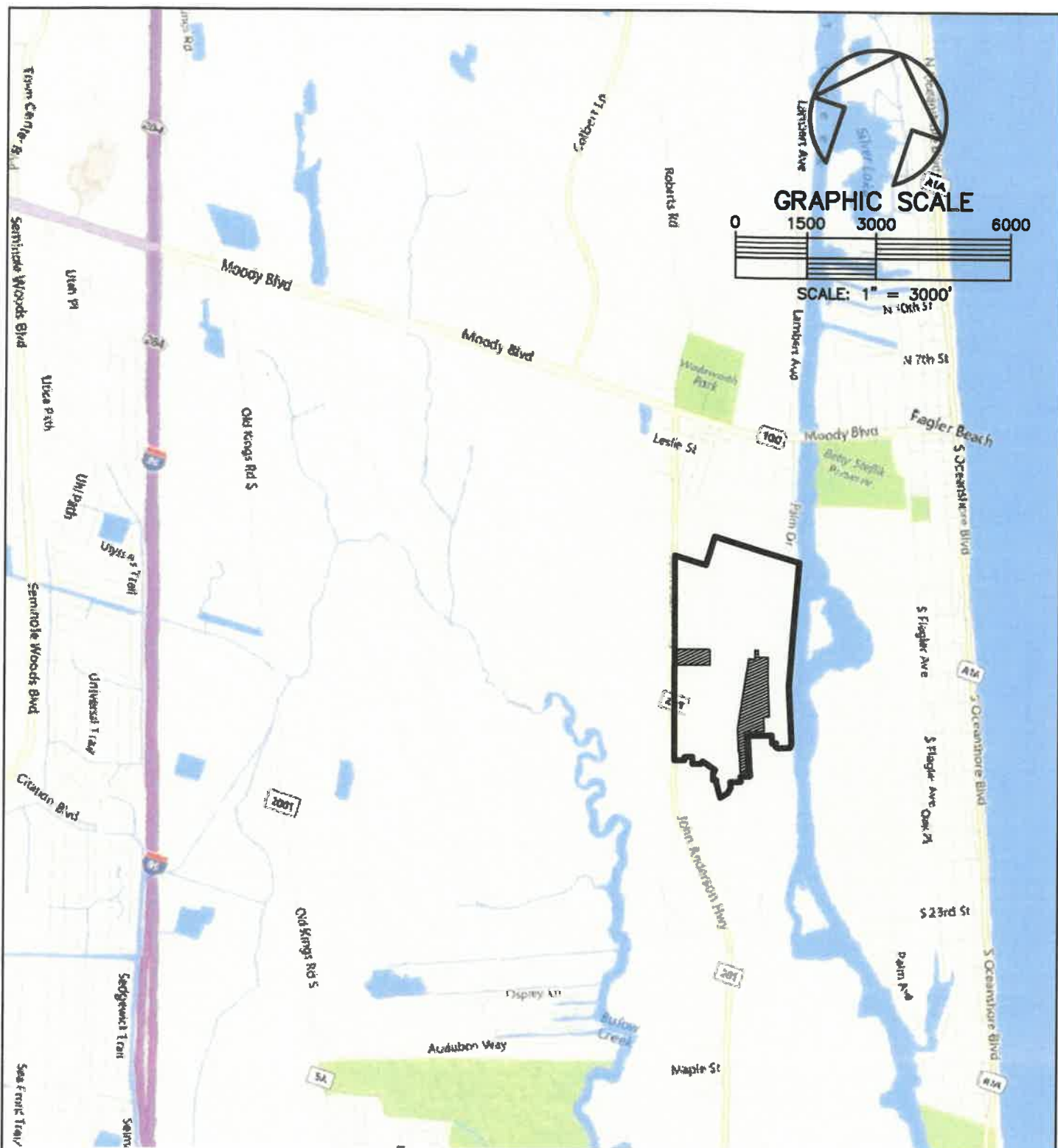
It is our opinion that the costs of the Assessment Area One Development improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the Master Project cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for Gardens at Hammock Beach Community Development District.



02-27-2020

Parker Mynchenberg, P.E.
Florida License No. 32645



THE GARDENS LOCATION MAP ASSESSMENT AREA ONE

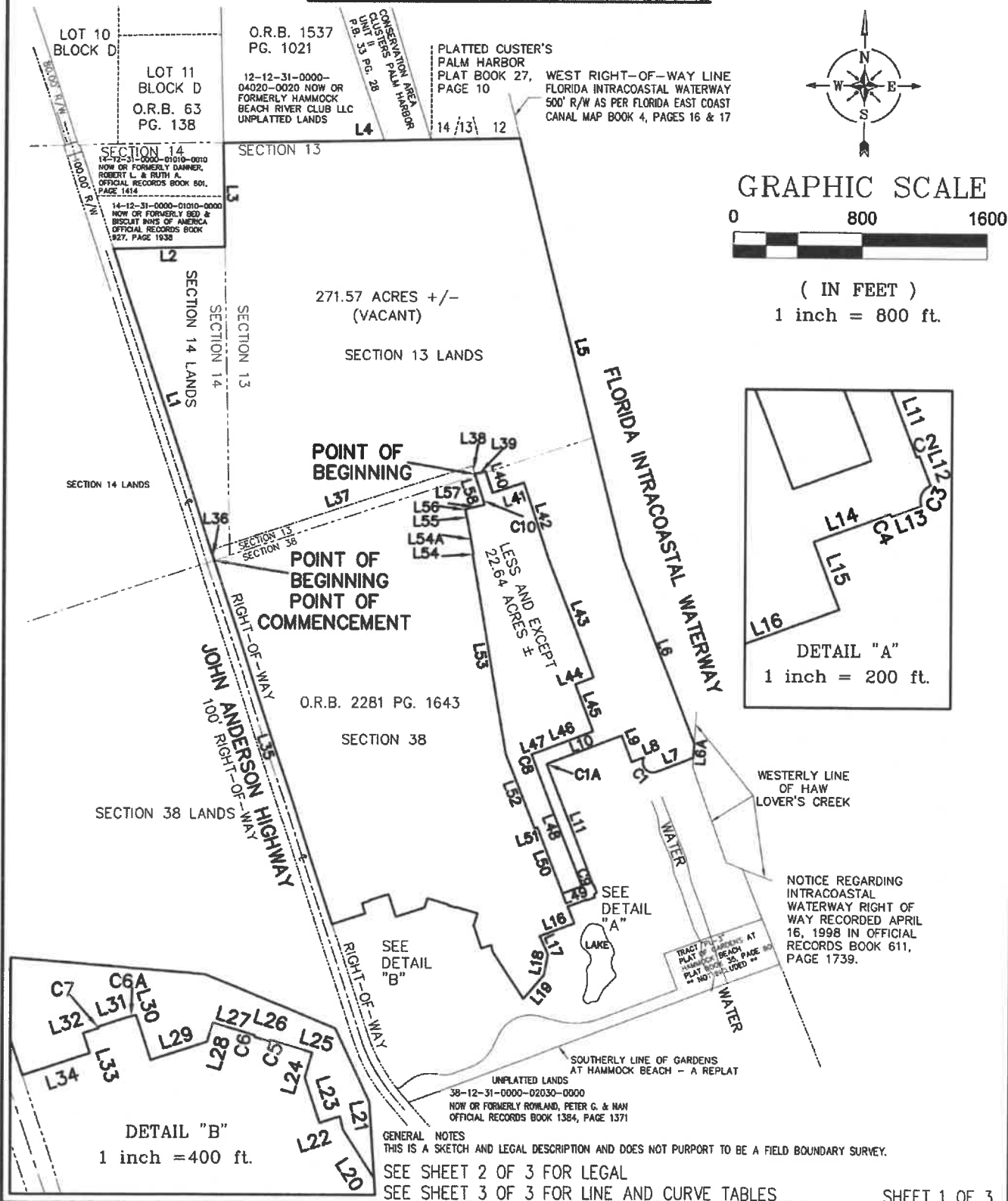
PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT A

02/27/2020

MAP SHOWING SKETCH OF LEGAL



B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
1 OF 3

MAP SHOWING SKETCH OF LEGAL

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 2087.24 feet to the Southwest corner of those lands as described in Official Records Book 927, page 1938 of the public records of said County and said point also being a Northwest corner of those lands in Official Records Book 2281, page 1643 of said public records; thence North 88°47'24" East, along the Southerly line of said lands as described in Official Records Book 927, page 1938 and also along a Northerly line of said lands described in Official Records Book 2281, page 1643, a distance of 710.39 feet to the Southeast corner of said lands described in Official Records Book 927, page 1938; thence North 01°09'12" West, along the Easterly line of said lands as described in Official Records Book 927, page 1938 and also along the easterly line of those lands as described in Official Records Book 801, page 1414 of said public records, a distance of 660.12 feet to the Northeast corner of said lands and said point also being the Northwest corner of said lands as described in Official Records Book 2281, page 1643 and said point also being on the North line of said Section 13; thence North 88°54'24" East, along said North line of Section 13 and also along the Northerly line of said lands as described in Official Records Book 2281, page 1643, a distance of 1890.40 feet to a point on the West right of way line of Florida Intracoastal Waterway; thence along said West right of way line the following three courses: South 13°58'25" East, a distance of 2749.94 feet; thence South 21°17'55" East, a distance of 1265.37 feet; thence South 03°54'39" West, a distance of 90.51 feet; thence South 69°00'58" West, departing from said West right of way line, a distance of 250.79 feet to the point of curve of a curve concave to the Northeast and having a radius of 65.00 feet and a central angle of 140°24'30"; thence Northwesterly along said curve an arc distance of 159.29 feet and subtended by a chord bearing of North 41°16'28" West and a chord distance of 122.32 feet to a point on said curve; thence South 69°00'06" West, a distance of 85.08 feet; thence North 20°54'52" West, a distance of 180.00 feet; thence South 69°00'06" West, a distance of 503.11 feet; to the point of curve of a curve concave to the Southeast and having a radius of 5.00 and a central angle of 90°00'00" thence Southwesterly along said curve an arc distance of 7.85 feet and subtended by a chord bearing of South 24°00'06" West and a chord distance of 7.07 feet to a point on said curve; thence South 20°59'54" East, a distance of 822.65 feet to a point on a curve of a curve concave to the Northeast and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Southeasterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 74°57'14" East and a chord distance of 4.87 feet to a point on said curve; thence South 21°21'56" East, a distance of 50.00 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 90°22'02"; thence Southwesterly along said curve an arc distance of 39.43 feet and subtended by a chord bearing of South 24°11'07" West and a chord distance of 35.47 feet to a point on said curve; thence South 69°44'10" West, a distance of 50.00 feet to a point on a curve of a curve to the Southwest and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Northwesterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 26°34'59" West and a chord distance of 4.87 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.58 feet; thence South 20°51'44" East, a distance of 115.00 feet; thence South 69°22'08" West, a distance of 232.49 feet; thence South 24°30'13" East, a distance of 127.26 feet; thence South 10°41'45" West, a distance of 133.22 feet; thence South 40°42'12" West, a distance of 202.16 feet; thence North 32°58'38" West, a distance of 357.54; thence North 12°24'49" West, a distance of 43.38 feet; thence South 71°49'46" West, a distance of 68.04 feet; thence North 18°10'14" West, a distance of 152.62 feet; thence North 16°36'36" East, a distance of 82.23 feet; thence North 73°23'24" West, a distance of 139.49 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Southeasterly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 22°22'42" West and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 50.00 feet to a point on a curve of a curve concave to the West and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Northerly along said curve an arc distance of 5.03 and subtended by a chord bearing of North 10°50'29" East and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 139.49 feet; thence South 16°36'36" West, a distance of 62.75 feet; thence South 71°49'46" West, a distance of 190.07 feet; thence North 18°10'14" West, a distance of 150.73 feet to a point on a curve concave to the South and having a radius of 355.00 feet and a central angle of 04°50'36"; thence Westerly along said curve an arc distance of 30.01 feet and subtended by a chord bearing of South 74°15'04" West and a chord distance of 30.00 feet to the point of tangency of said curve; thence South 71°49'46" West, a distance of 94.52 feet to a point on a curve of a curve concave to the East and having a radius of 25.00 feet and a central angle of South 11°32'08" East; thence Southerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 12°24'05" East and a chord distance of 5.02 feet to a point on said curve; thence South 71°49'46" West, a distance of 50.00 feet; thence South 18°10'14" East, a distance of 67.00 feet; thence South 71°49'46" West, a distance of 225.00 feet to the intersection with the aforementioned East right of way line of John Anderson Highway; thence North 18°10'14" West, along said right of way line, a distance of 2435.54 feet to the Point of Beginning. Containing 271.57 acres, more or less.

Less and except the following described lands:

A portion of Sections 13 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 68.78 feet; thence North 71°49'46" East, departing from said right of way line, a distance of 1745.68 feet; thence South 18°10'12" East, a distance of 55.02 feet to the Point of Beginning; thence North 71°49'46" East, a distance of 70.00 feet; thence South 18°10'12" East, a distance of 148.42 feet; thence North 71°49'48" East, a distance of 209.59 feet; thence South 18°10'12" East, a distance of 502.20 feet; thence South 20°54'52" East, a distance of 814.45 feet; thence South 69°05'08" West, a distance of 125.41 feet; thence South 20°54'33" East, a distance of 320.03 feet; thence South 69°00'06" West, a distance of 366.35 feet; thence South 71°51'35" West, a distance of 50.81 feet to a point on a curve of a curve concave Easterly and having a radius of 900.00 feet and having a central angle of 02°51'29"; thence Southerly along said curve an arc distance of 44.90 feet and subtended by a chord bearing of South 19°34'09" East and a chord distance of 44.89 feet to the point of tangency of said curve; thence South 20°59'54" East, a distance of 850.17 feet to the point of curve of a curve concave Westerly and having a radius of 25.00 feet and a central angle of 11°54'15"; thence Southerly along said curve an arc distance of 5.19 feet and subtended by a chord bearing of South 15°02'46" East and a chord distance of 5.18 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.47 feet; thence North 20°59'54" West, a distance of 449.86 feet; thence South 73°36'50" West, a distance of 20.06 feet; thence North 20°59'54" West, a distance of 507.49 feet; thence North 09°38'09" West, a distance of 1286.08 feet; thence North 47°26'49" East, a distance of 5.96 feet; thence North 09°38'09" West, a distance of 191.11 feet; thence North 11°08'27" West, a distance of 92.64 feet; thence North 01°46'27" East, a distance of 6.94 feet; thence North 76°19'23" East, a distance of 122.43 feet to a point on a curve of a curve concave Westerly and having a radius of 955.00 feet and a central angle of 03°20'16"; thence Northerly along said curve an arc distance of 55.63 feet and subtended by a chord bearing of North 16°30'04" West and a chord distance of 55.62 feet to the point of tangency of said curve; thence North 18°10'12" West, a distance of 148.42 feet to the Point of Beginning. Containing 22.64 acres, more or less.

LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 2 OF 3

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

BEARING DATUM BASED ON EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 18°15'20"W

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

DATE MARCH 02, 2020

FILE NO.: 040118B

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
2 OF 3

MAP SHOWING SKETCH OF LEGAL

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 18°15'20" W	2087.24'	L30	N 18°10'14" W	150.73'
L2	N 88°47'24" E	710.39'	L31	S 71°49'46" W	94.52'
L3	N 01°09'12" W	660.12'	L32	S 71°49'46" W	50.00'
L4	N 88°54'24" E	1890.40'	L33	S 18°10'14" E	67.00'
L5	S 13°58'25" E	2749.94'	L34	S 71°49'46" W	225.00'
L6	S 21°17'55" E	1265.37'	L35	N 18°10'14" W	2435.54'
L6A	S 03°54'39" W	90.51'	L36	N 18°15'20" W	68.78'
L7	S 69°00'58" W	250.79'	L37	N 71°49'46" E	1745.68'
L8	S 69°00'06" W	85.08'	L38	S 18°10'12" E	55.02'
L9	N 20°54'52" W	180.00'	L39	N 71°49'46" E	70.00'
L10	S 69°00'06" W	503.11'	L40	S 18°10'12" E	148.42'
L11	S 20°59'54" E	822.65'	L41	N 71°49'48" E	209.59'
L12	S 21°21'56" E	50.00'	L42	S 18°10'12" E	502.20'
L13	S 69°44'10" W	50.00'	L43	S 20°54'52" E	814.45'
L14	S 69°22'08" W	129.58'	L44	S 69°05'08" W	125.41'
L15	S 20°51'44" E	115.00'	L45	S 20°54'33" E	320.03'
L16	S 69°22'08" W	232.49'	L46	S 69°00'06" W	366.35'
L17	S 24°30'13" E	127.26'	L47	S 71°51'35" W	50.81'
L18	S 10°41'45" W	133.22'	L48	S 20°59'54" E	850.17'
L19	S 40°42'12" W	202.16'	L49	S 69°22'08" W	129.47'
L20	N 32°58'38" W	357.54'	L50	N 20°59'54" W	449.86'
L21	N 12°24'49" W	43.38'	L51	S 73°36'50" W	20.06'
L22	S 71°49'46" W	68.04'	L52	N 20°59'54" W	507.49'
L23	N 18°10'14" W	152.62'	L53	N 09°38'09" W	1286.08'
L24	N 16°36'36" E	82.23'	L54	N 47°26'49" E	5.96'
L25	N 73°23'24" W	139.49'	L54A	N 09°38'09" W	191.11'
L26	N 73°23'24" W	50.00'	L55	N 11°08'27" W	92.64'
L27	N 73°23'24" W	139.49'	L56	N 01°46'27" E	6.94'
L28	S 16°36'36" W	62.75'	L57	N 76°19'23" E	122.43'
L29	S 71°49'46" W	190.07'	L58	N 18°10'12" W	148.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	159.29'	122.32'	N 41°16'28" W	140°24'30"
C1A	5.00'	7.85'	7.07'	S 24°00'06" W	90°00'00"
C2	25.00'	4.87'	4.87'	N 74°57'14" E	11°10'11"
C3	25.00'	39.43'	35.47'	S 24°11'07" W	90°22'02"
C4	25.00'	4.87'	4.87'	N 26°34'59" W	11°10'11"
C5	25.00'	5.03'	5.03'	S 22°22'42" W	11°32'13"
C6	25.00'	5.03'	5.03'	N 10°50'29" E	11°32'13"
C6A	355.00'	30.01'	30.00'	S 74°15'04" W	4°50'36"
C7	25.00'	5.03'	5.02'	S 12°24'05" E	11°32'08"
C8	900.00'	44.90'	44.89'	S 19°34'09" E	2°51'29"
C9	25.00'	5.19'	5.18'	S 15°02'46" E	11°54'15"
C10	955.00'	55.63'	55.62'	N 16°30'04" W	3°20'16"

LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 3 OF 3

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
3 OF 3

A PORTION OF LOTS 1, 3, 7, 8 AND 9 AND ALL OF LOTS 4, 10, 11 AND 12 BLOCK C, BUNNELL DEVELOPMENT COMPANY'S LAND AS RECORDED IN PLAT BOOK 1, PAGE 1 IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT SECTIONS 13, 14, 38 AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ATLANTIC OCEAN

ATLANTIC AVENUE

SOUTH CENTRAL AVENUE

SOUTH DAYTONA AVENUE

SOUTH FLAGER AVENUE

INTERCOASTAL WATERWAY

PALM AVENUE

VILLAGE GREEN LANE

VILLAGE LANE

JOYCE STREET

LESLIE STREET

AVENUE A

LAMBERT AVE.

ROBERTS RD.

MOODY BOULEVARD

COLBERT LANE

OLD KINGS ROAD

SITE

0 100 FEET

LOCATION MAP
NOT TO SCALE

In accordance with CH-51017-6
of the Florida Administrative Code,
this Description and Sketch of Description
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH.

THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REPLACES BROWN MORTON ARE BASED ON THE SOUTH LANE OF LOT 8, BUNNELL
DEVELOPMENT COMPANY'S LAND, PLAT 4007, PAGE 1 AS BEING 108551/27E.

SKETCH OF DESCRIPTION

OF
GARDENS AT HAMMOCK BEACH
FOR: HAMMOCK BEACH ROVER CLUB, LLC
DADE COUNTY, FLORIDA SECTIONS 11, 13, 14, 39 & 39A

DATE: <u>AUGUST 23, 2008</u>	REVISOR: _____
------------------------------	----------------

SCALE: N/A

APPROVED BY: KEL

JOB NO. GARDENS AT HAMMOCK

DRAWN BY: DGM

--	--

INNOVATION

KNOWLEDGE

11

WE OPENED

THE

100

THE GARDENS

LEGAL DESCRIPTION DEVELOPMENT BOUNDARY

EXHIBIT A-2

02/27/2020

1 of 2

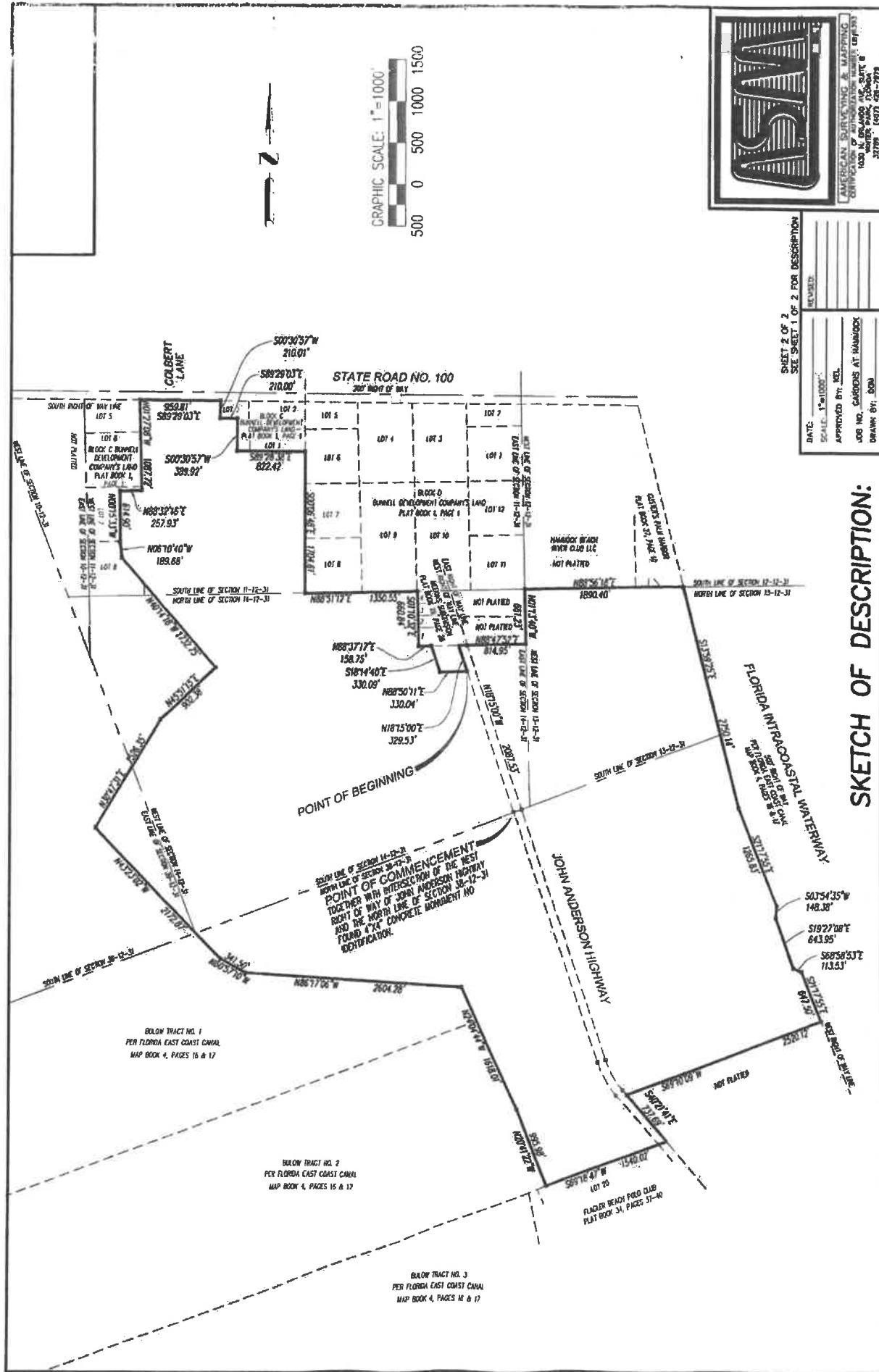
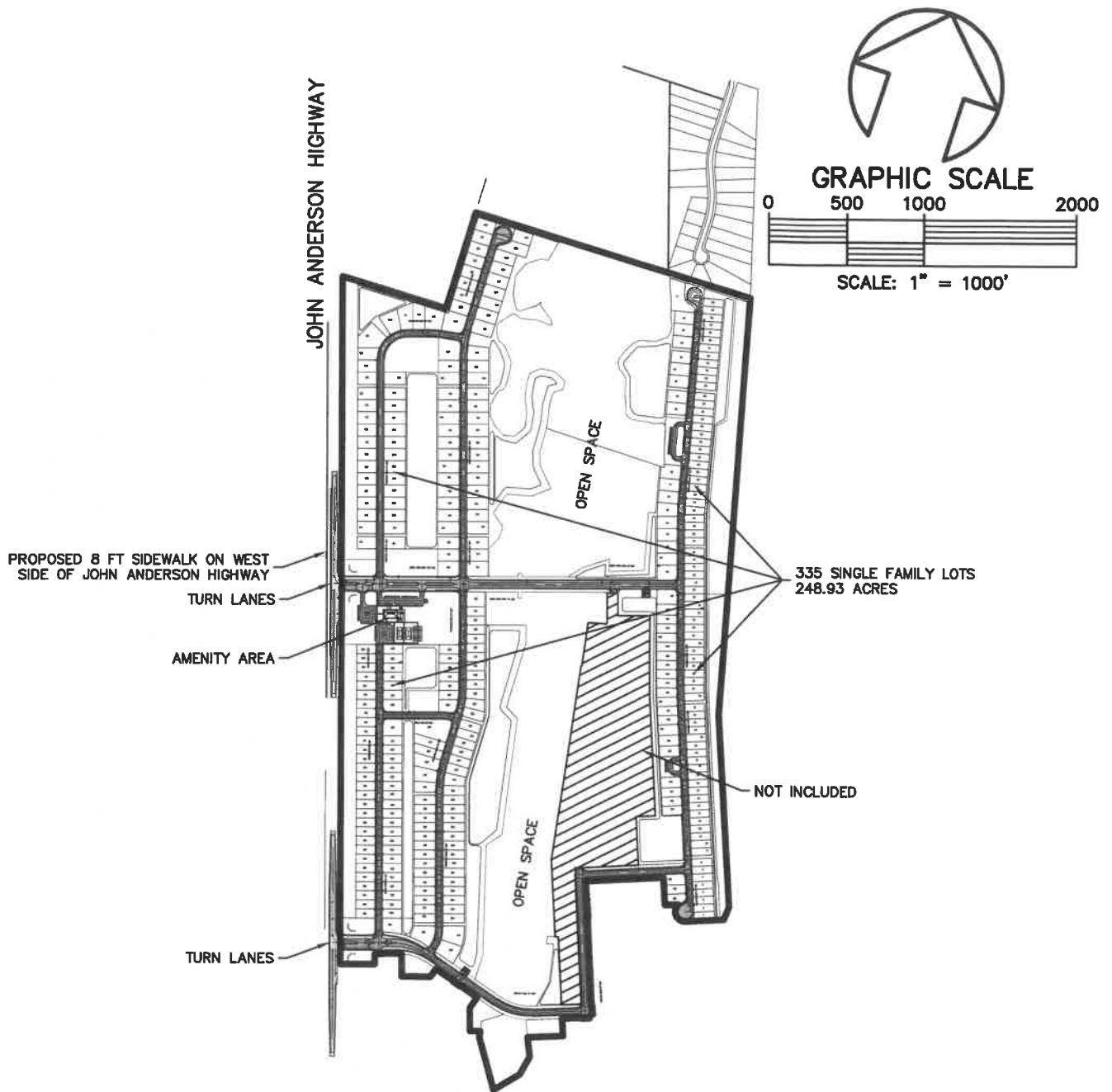


EXHIBIT A-2

02/27/2020

2 of 2



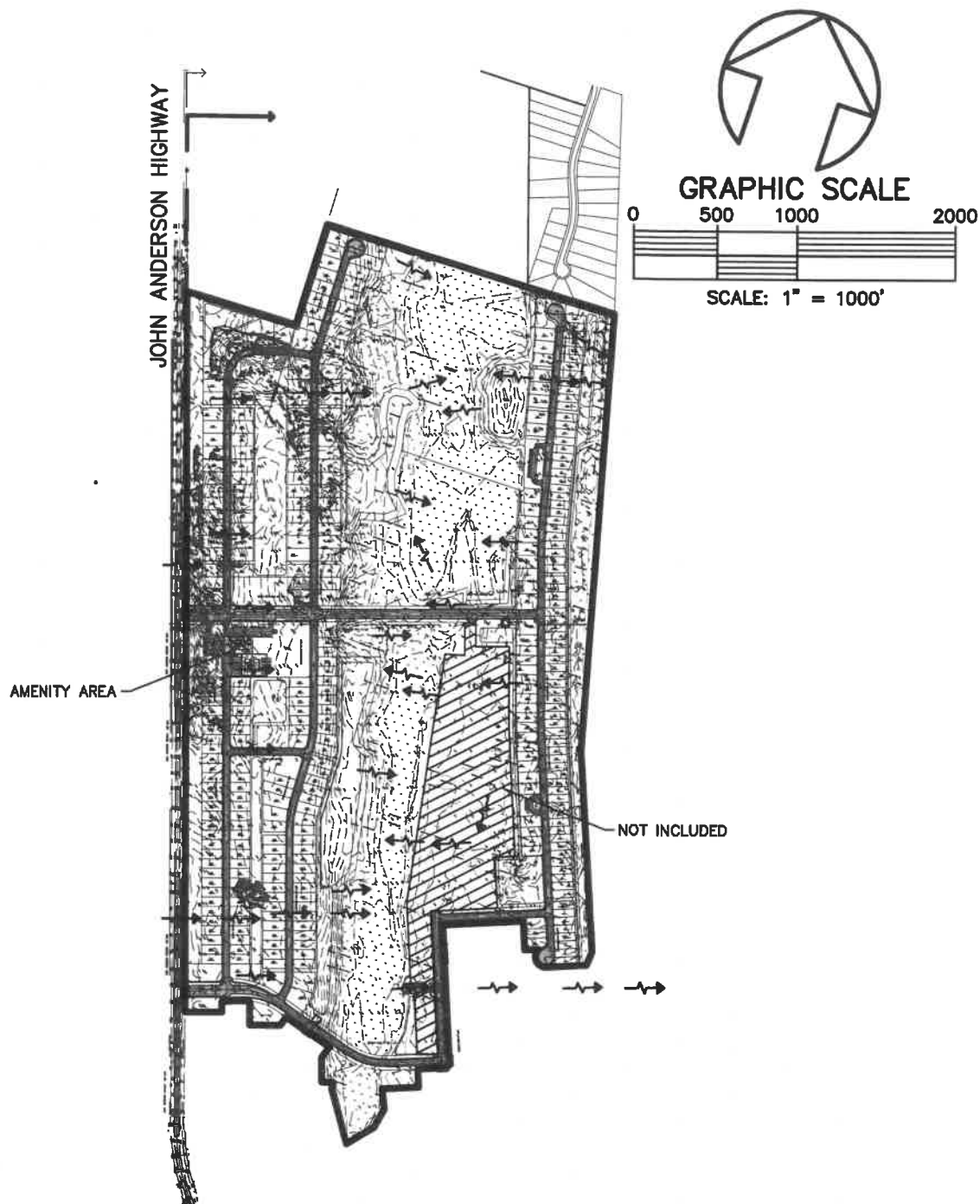
THE GARDENS MASTER SITE PLAN ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT B

02/27/2020



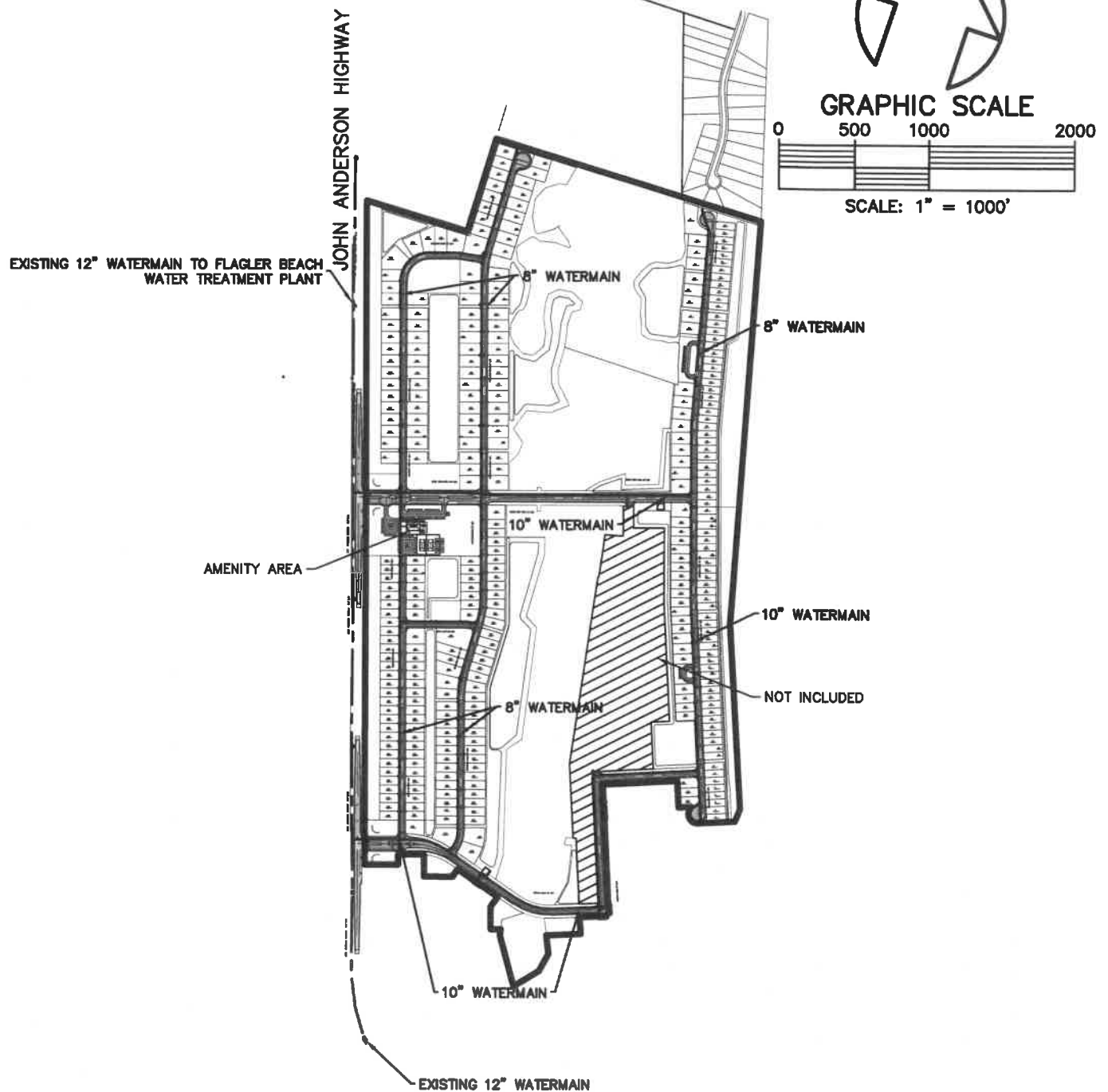
THE GARDENS MASTER STORMWATER PLAN ASSESSMENT AREA ONE

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT C

02/27/2020



THE GARDENS MASTER POTABLE WATER SYSTEM PLAN ASSESSMENT AREA ONE

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-1

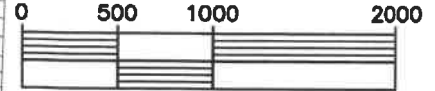
02/27/2020

CITY OF FLAGLER BEACH
WASTE WATER TREATMENT PLANT
EXISTING 6" FORCEMAIN TO
FLAGLER BEACH WWTP

JOHN ANDERSON HIGHWAY

12" PROPOSED FORCEMAIN
TO FLAGLER BEACH WWTP

GRAPHIC SCALE



SCALE: 1" = 1000'

PROPOSED 12" FORCEMAIN

AMENITY AREA

8" GRAVITY
SEWER

8" FORCEMAIN

8" GRAVITY SEWER

PROPOSED LIFT
STATION #1

8" GRAVITY SEWER

NOT INCLUDED

8" GRAVITY
SEWER

PROPOSED LIFT
STATION #2

8" FORCEMAIN

PROPOSED 12" FORCEMAIN

EXISTING 6" FORCEMAIN

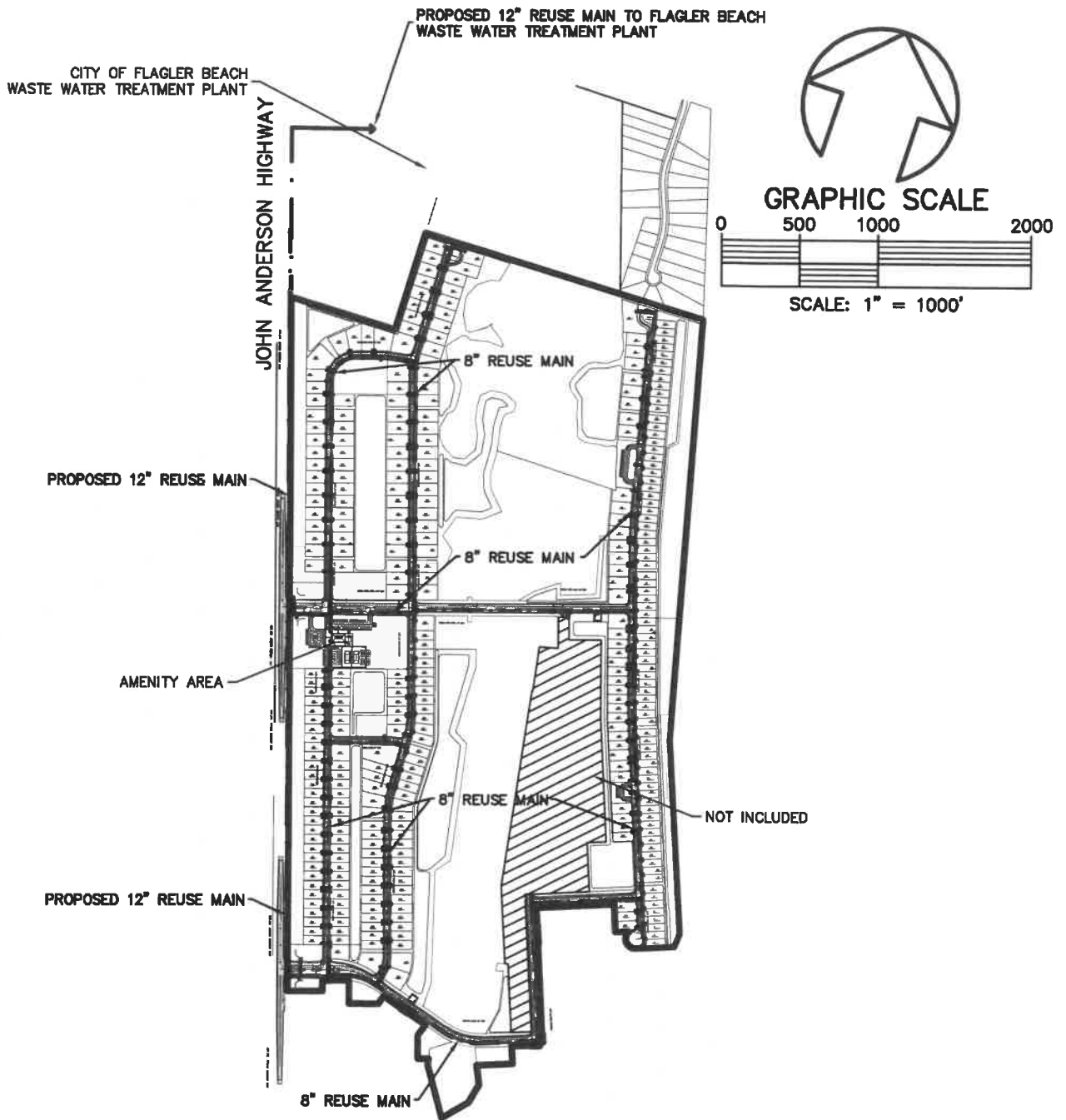
THE GARDENS **MASTER SANITARY SEWER SYSTEM PLAN ASSESSMENT AREA ONE**

**PARKER MYNCHENBERG
& ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
(386) 677-8891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-2

02/27/2020



THE GARDENS **MASTER RECLAIMED WATER SYSTEM PLAN ASSESSMENT AREA ONE**

**PARKER MYNCHENBERG
 & ASSOCIATES, INC.**

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
 1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117
 (386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com
 CERTIFICATE OF AUTHORIZATION NUMBER 00003910

EXHIBIT D-3

02/27/2020

EXHIBIT E
Opinion of Probable Construction Cost Assessment Area One

Improvement	Total
Utilities Systems	
Water System	\$ 1,600,000.00
Sanitary Sewer System	\$ 2,000,000.00
Reuse Water System	\$ 1,500,000.00
Reuse Water Treatment Plant	\$ 4,000,000.00
Stormwater Management System	\$ 2,000,000.00
Electrical Service	\$ 400,000.00
Conservation Mitigation	\$ 300,000.00
Onsite Public Roadway Systems	\$ 2,300,000.00
Offsite Public Roadway Systems	\$ 800,000.00
Landscaping/Hardscaping/Irrigation	\$ 700,000.00
Recreational Areas	\$ 1,200,000.00
Professional Fees	\$ 1,200,000.00
Inspection Survey Testing	\$ 350,000.00
Subtotal Costs	\$ 18,350,000.00
Contingency (10%)	\$ 1,835,000.00
TOTAL ESTIMATED COSTS	\$ 20,185,000.00

Prepared by Parker Mynchenberg & Associates, Inc.
February 27, 2020

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA ONE

FOR
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 27, 2020

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Gardens at Hammock Beach Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Gardens at Hammock Beach Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Gardens at Hammock Beach Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue \$25,565,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District (herein “Assessment Area One”), more specifically described in the Master Engineer’s Report dated February 27, 2020 prepared by Parker Mynchenberg & Associates, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within Assessment Area One within the District.

1.1 Purpose

This Master Assessment Methodology Report for Assessment Area One (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties in Assessment Area One within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area One Capital Improvement Plan (“AA1 CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District consists of 953.37 acres and the proposed Development is envisioned to include approximately 824.13 acres, and the development program currently envisions approximately 453 residential units, 230,694 square feet of commercial/retail/office/multi-family area, and 100,000 square feet of specialty retail (herein the “Development”) in Flagler County, Florida. Assessment Area One is

located within the Development and consists of 248.93 acres, and is envisioned to include 335 residential units (herein the "Assessment Area One Development Program"). The proposed development program for Assessment Area One is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the AA1 CIP will provide facilities that benefit certain property within the District. The AA1 CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the AA1 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA1 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA1 CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area One within the District. The implementation of the AA1 CIP enables properties within its boundaries to be developed. Without the District's AA1 CIP, there would be no infrastructure to support development of land within Assessment Area One of the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area One within the District will benefit from the provision of the District's AA1 CIP. However, these benefits will be incidental to the District's AA1 CIP, which is designed solely to meet the needs of property within Assessment Area One within the District. Properties outside the District boundaries and outside Assessment Area One do not depend upon the District's AA1 CIP. The property owners within are therefore receiving special benefits not received by those outside Assessment Area One and outside of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area One within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA1 CIP that is necessary to support full development of property within Assessment Area One will cost approximately \$20,185,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$25,565,000. Additionally, funding required to complete the AA1 CIP is anticipated to be funded by Developer. Without the AA1 CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue \$25,565,000 in Bonds to fund the District's AA1 CIP for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$25,565,000 in debt to the properties benefiting from the AA1 CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Assessment Area One of the District. The District has a proposed Engineer's Report for the AA1 CIP needed to support the Development within Assessment Area One, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$20,185,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$25,565,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The AA1 CIP funded by District bonds benefits all developable acres within Assessment Area One within the District.

The initial assessments will be levied on an equal basis to all 248.93 acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium within Assessment Area One, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Program will be completed and the debt relating to the Bonds will be allocated to the planned 335 residential units within Assessment Area One within the District, which are the beneficiaries of the AA1 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area One Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The AA1 CIP consists of water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway

systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. There are three residential product types within the Assessment Area One planned development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed AA1 CIP relating to Assessment Area One will provide several types of systems, facilities and services for its residents. These include water systems, sanitary sewer systems, reuse water systems, reuse water treatment plants, stormwater management systems, electrical service, conservation mitigations, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, amenities and recreational areas, professional fees and inspection survey testing. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of AA1 CIP relating to the Assessment Area One Development, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA1 CIP relating to the Assessment Area One Development Program have

been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA1 CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area One of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the AA1 CIP will be distributed evenly across the acres within the Assessment Area One of the District. As the development process occurs, the debt

will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 50'	80	1	80.00
Single Family 60'	148	1.2	177.60
Single Family 80'	107	1.6	171.20
Total Units	335		428.80

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Capital Improvement Plan ("Assessment Area One CIP") (1Total Cost Estimate	
Water System	\$ 1,600,000
Sanitary Sewer System	\$ 2,000,000
Reuse Water System	\$ 1,500,000
Reuse Water Treatment Plant	\$ 4,000,000
Stormwater Management System	\$ 2,000,000
Electrical Service	\$ 400,000
Conservation Mitigation	\$ 300,000
Onsite Public Roadway System	\$ 2,300,000
Offsite Public Roadway Systems	\$ 800,000
Landscaping/Hardscaping/Irrigation	\$ 700,000
Amenities and Recreational Area	\$ 1,200,000
Professional Fees	\$ 1,200,000
Inspection Survey Testing	\$ 350,000
Contingency (10%)	\$ 1,835,000
	\$ 20,185,000

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 27, 2020

TABLE 3
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Description	Total
Construction Funds	\$ 20,185,000
Debt Service Reserve	\$ 1,783,734
Capitalized Interest	\$ 2,900,900
Underwriters Discount	\$ 511,000
Cost of Issuance	\$ 175,000
Rounding	\$ 9,366
Par Amount*	\$ 25,565,000

Bond Assumptions:

Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	24 Months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total	
					Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 50'	80	1	80.00	18.66%	\$ 3,765,858	\$ 47,073
Single Family 60'	148	1.2	177.60	41.42%	\$ 8,360,205	\$ 56,488
Single Family 80'	107	1.6	171.20	39.93%	\$ 8,058,937	\$ 75,317
Totals	335		428.80	100%	\$ 20,185,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total Improvements		Allocation of Par			
		Costs Per Product	Type	Debt Per Product	Par Debt Per Unit		
Single Family 50'	80	\$	3,765,858	\$	4,769,590	\$	59,620
Single Family 60'	148	\$	8,360,205	\$	10,588,489	\$	71,544
Single Family 80'	107	\$	8,058,937	\$	10,206,922	\$	95,392
Totals	335	\$	20,185,000	\$	25,565,000		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Allocation of Par Debt Per	Total Par Debt Per	Maximum Annual Debt	Net Annual Debt	Gross Annual Debt
Single Family 50'	80	\$ 4,769,590	\$ 59,620	\$ 332,786	\$ 4,160	\$ 4,425
Single Family 60'	148	\$ 10,588,489	\$ 71,544	\$ 738,785	\$ 4,992	\$ 5,310
Single Family 80'	107	\$ 10,206,922	\$ 95,392	\$ 712,163	\$ 6,656	\$ 7,081
Totals	335	\$ 25,565,000		\$ 1,783,734		

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Palm Coast Intracoastal, LLC Gardens at Hammock Beach		248.93	\$ 102,700	\$ 25,565,000	\$ 1,783,734	\$ 1,897,590
Totals		248.93		\$ 25,565,000	\$ 1,783,734	\$ 1,897,590

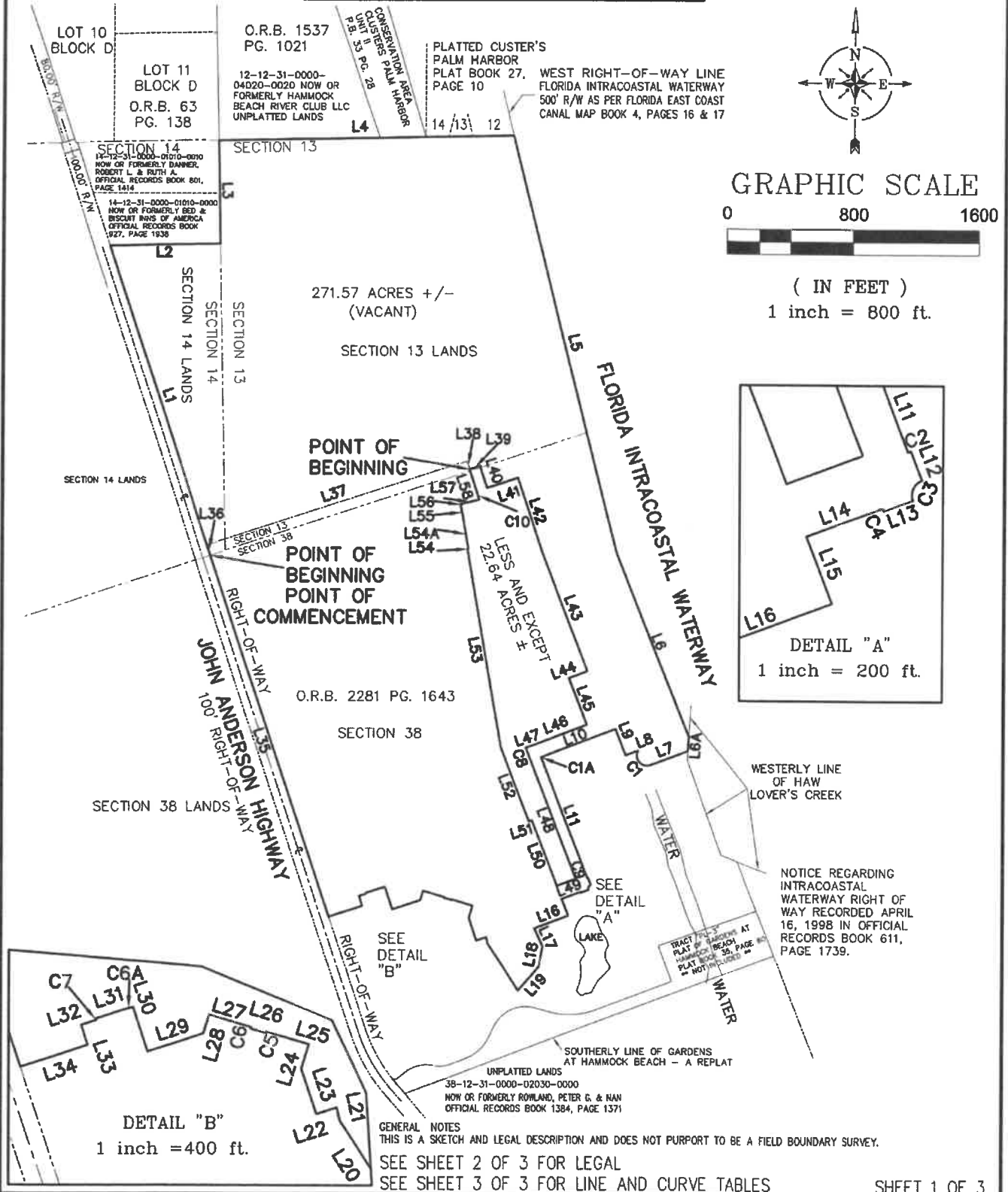
(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$1,783,734

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

MAP SHOWING SKETCH OF LEGAL



B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
1 OF 3

MAP SHOWING SKETCH OF LEGAL

A portion of Sections 13, 14 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 2087.24 feet to the Southwest corner of those lands as described in Official Records Book 927, page 1938 of the public records of said County and said point also being a Northwest corner of those lands in Official Records Book 2281, page 1643 of said public records; thence North 88°47'24" East, along the Southerly line of said lands as described in Official Records Book 927, page 1938 and also along a Northerly line of said lands described in Official Records Book 2281, page 1643, a distance of 710.39 feet to the Southeast corner of said lands described in Official Records Book 927, page 1938; thence North 01°09'12" West, along the Easterly line of said lands as described in Official Records Book 927, page 1938 and also along the easterly line of those lands as described in Official Records Book 801, page 1414 of said public records, a distance of 660.12 feet to the Northeast corner of said lands and said point also being the Northwest corner of said lands as described in Official Records Book 2281, page 1643 and said point also being on the North line of said Section 13; thence North 88°54'24" East, along said North line of Section 13 and also along the Northerly line of said lands as described in Official Records Book 2281, page 1643, a distance of 1890.40 feet to a point on the West right of way line of Florida Intracoastal Waterway; thence along said West right of way line the following three courses: South 13°58'25" East, a distance of 2749.94 feet; thence South 21°17'55" East, a distance of 1265.37 feet; thence South 03°54'39" West, a distance of 90.51 feet; thence South 69°00'58" West, departing from said West right of way line, a distance of 250.79 feet to the point of curve of a curve concave to the Northeast and having a radius of 65.00 feet and a central angle of 140°24'30"; thence Northwesterly along said curve an arc distance of 159.29 feet and subtended by a chord bearing of North 41°16'28" West and a chord distance of 122.32 feet to a point on said curve; thence South 69°00'06" West, a distance of 85.08 feet; thence North 20°54'52" West, a distance of 180.00 feet; thence South 69°00'06" West, a distance of 503.11 feet; to the point of curve of a curve concave to the Southeast and having a radius of 5.00 feet and a central angle of 90°00'00" thence Southwesterly along said curve an arc distance of 7.85 feet and subtended by a chord bearing of South 24°00'06" West and a chord distance of 7.07 feet to a point on said curve; thence South 20°59'54" East, a distance of 822.65 feet to a point on a curve of a curve concave to the Northeast and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Southeasterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 74°57'14" East and a chord distance of 4.87 feet to a point on said curve; thence South 21°21'56" East, a distance of 50.00 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 90°22'02"; thence Southwesterly along said curve an arc distance of 39.43 feet and subtended by a chord bearing of South 24°11'07" West and a chord distance of 35.47 feet to a point on said curve; thence South 69°44'10" West, a distance of 50.00 feet to a point on a curve of a curve to the Southwest and having a radius of 25.00 feet and a central angle of 11°10'11"; thence Northwesterly along said curve an arc distance of 4.87 feet and subtended by a chord bearing of North 26°34'59" West and a chord distance of 4.87 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.58 feet; thence South 20°51'44" East, a distance of 115.00 feet; thence South 69°22'08" West, a distance of 232.49 feet; thence South 24°30'13" East, a distance of 127.26 feet; thence South 10°41'45" West, a distance of 133.22 feet; thence South 40°42'12" West, a distance of 202.16 feet; thence North 32°58'38" West, a distance of 357.54; thence North 12°24'49" West, a distance of 43.38 feet; thence South 71°49'46" West, a distance of 68.04 feet; thence North 18°10'14" West, a distance of 152.62 feet; thence North 18°36'36" East, a distance of 82.23 feet; thence North 73°23'24" West, a distance of 139.49 feet to a point on a curve of a curve concave to the Southeast and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Southeasterly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 22°22'42" West and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 50.00 feet to a point on a curve of a curve concave to the West and having a radius of 25.00 feet and a central angle of 11°32'13"; thence Northerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of North 10°50'29" East and a chord distance of 5.03 feet to a point on said curve; thence North 73°23'24" West, a distance of 139.49 feet; thence South 16°36'36" West, a distance of 62.75 feet; thence South 71°49'46" West, a distance of 190.07 feet; thence North 18°10'14" West, a distance of 150.73 feet to a point on a curve concave to the South and having a radius of 355.00 feet and a central angle of 04°50'36"; thence Westerly along said curve an arc distance of 30.01 feet and subtended by a chord bearing of South 74°15'04" West and a chord distance of 30.00 feet to the point of tangency of said curve; thence South 71°49'46" West, a distance of 94.52 feet to a point on a curve of a curve concave to the East and having a radius of 25.00 feet and a central angle of South 11°32'08" East; thence Southerly along said curve an arc distance of 5.03 feet and subtended by a chord bearing of South 12°24'05" East and a chord distance of 5.02 feet to a point on said curve; thence South 71°49'46" West, a distance of 50.00 feet; thence South 18°10'14" East, a distance of 67.00 feet; thence South 71°49'46" West, a distance of 225.00 feet to the intersection with the aforementioned East right of way line of John Anderson Highway; thence North 18°10'14" West, along said right of way line, a distance of 2435.54 feet to the Point of Beginning. Containing 271.57 acres, more or less.

Less and except the following described lands:

A portion of Sections 13 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows: Commence at the intersection of the East right of way line of John Anderson Highway (State Road 201 and 100 foot right of way) and the North line of said Section 38; thence North 18°15'20" West along said East right of way line, a distance of 68.78 feet; thence North 71°49'46" East, departing from said right of way line, a distance of 1745.68 feet; thence South 18°10'12" East, a distance of 55.02 feet to the Point of Beginning; thence North 71°49'46" East, a distance of 70.00 feet; thence South 18°10'12" East, a distance of 148.42 feet; thence North 71°49'48" East, a distance of 209.59 feet; thence South 18°10'12" East, a distance of 502.20 feet; thence South 20°54'52" East, a distance of 814.45 feet; thence South 69°05'08" West, a distance of 125.41 feet; thence South 20°54'33" East, a distance of 320.03 feet; thence South 69°00'06" West, a distance of 366.35 feet; thence South 71°51'35" West, a distance of 50.81 feet to a point on a curve of a curve concave Easterly and having a radius of 900.00 feet and having a central angle of 02°51'29"; thence Southerly along said curve an arc distance of 44.90 feet and subtended by a chord bearing of South 19°34'09" East and a chord distance of 44.89 feet to the point of tangency of said curve; thence South 20°59'54" East, a distance of 850.17 feet to the point of curve of a curve concave Westerly and having a radius of 25.00 feet and a central angle of 11°54'15"; thence Southerly along said curve an arc distance of 5.19 feet and subtended by a chord bearing of South 15°02'46" East and a chord distance of 5.18 feet to a point on said curve; thence South 69°22'08" West, a distance of 129.47 feet; thence North 20°59'54" West, a distance of 449.86 feet; thence South 73°36'50" West, a distance of 20.06 feet; thence North 20°59'54" West, a distance of 507.49 feet; thence North 09°38'09" West, a distance of 1286.08 feet; thence North 47°26'49" East, a distance of 5.96 feet; thence North 09°38'09" West, a distance of 191.11 feet; thence North 11°08'27" West, a distance of 92.64 feet; thence North 01°46'27" East, a distance of 6.94 feet; thence North 76°19'23" East, a distance of 122.43 feet to a point on a curve of a curve concave Westerly and having a radius of 955.00 feet and a central angle of 03°20'16"; thence Northerly along said curve an arc distance of 55.63 feet and subtended by a chord bearing of North 16°30'04" West and a chord distance of 55.62 feet to the point of tangency of said curve; thence North 18°10'12" West, a distance of 148.42 feet to the Point of Beginning. Containing 22.64 acres, more or less.

LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 2 OF 3

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

BEARING DATUM BASED ON EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 18°15'20"W

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

DATE MARCH 02, 2020

FILE NO.: 040118B

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
2 OF 3

MAP SHOWING SKETCH OF LEGAL

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 18°15'20" W	2087.24'	L30	N 18°10'14" W	150.73'
L2	N 88°47'24" E	710.39'	L31	S 71°49'46" W	94.52'
L3	N 01°09'12" W	660.12'	L32	S 71°49'46" W	50.00'
L4	N 88°54'24" E	1890.40'	L33	S 18°10'14" E	67.00'
L5	S 13°58'25" E	2749.94'	L34	S 71°49'46" W	225.00'
L6	S 21°17'55" E	1265.37'	L35	N 18°10'14" W	2435.54'
L6A	S 03°54'39" W	90.51'	L36	N 18°15'20" W	68.78'
L7	S 69°00'58" W	250.79'	L37	N 71°49'46" E	1745.68'
L8	S 69°00'06" W	85.08'	L38	S 18°10'12" E	55.02'
L9	N 20°54'52" W	180.00'	L39	N 71°49'46" E	70.00'
L10	S 69°00'06" W	503.11'	L40	S 18°10'12" E	148.42'
L11	S 20°59'54" E	822.65'	L41	N 71°49'48" E	209.59'
L12	S 21°21'56" E	50.00'	L42	S 18°10'12" E	502.20'
L13	S 69°44'10" W	50.00'	L43	S 20°54'52" E	814.45'
L14	S 69°22'08" W	129.58'	L44	S 69°05'08" W	125.41'
L15	S 20°51'44" E	115.00'	L45	S 20°54'33" E	320.03'
L16	S 69°22'08" W	232.49'	L46	S 69°00'06" W	366.35'
L17	S 24°30'13" E	127.26'	L47	S 71°51'35" W	50.81'
L18	S 10°41'45" W	133.22'	L48	S 20°59'54" E	850.17'
L19	S 40°42'12" W	202.16'	L49	S 69°22'08" W	129.47'
L20	N 32°58'38" W	357.54'	L50	N 20°59'54" W	449.86'
L21	N 12°24'49" W	43.38'	L51	S 73°36'50" W	20.06'
L22	S 71°49'46" W	68.04'	L52	N 20°59'54" W	507.49'
L23	N 18°10'14" W	152.62'	L53	N 09°38'09" W	1286.08'
L24	N 16°36'36" E	82.23'	L54	N 47°26'49" E	5.96'
L25	N 73°23'24" W	139.49'	L54A	N 09°38'09" W	191.11'
L26	N 73°23'24" W	50.00'	L55	N 11°08'27" W	92.64'
L27	N 73°23'24" W	139.49'	L56	N 01°46'27" E	6.94'
L28	S 16°36'36" W	62.75'	L57	N 76°19'23" E	122.43'
L29	S 71°49'46" W	190.07'	L58	N 18°10'12" W	148.42'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	159.29'	122.32'	N 41°16'28" W	140°24'30"
C1A	5.00'	7.85'	7.07'	S 24°00'06" W	90°00'00"
C2	25.00'	4.87'	4.87'	N 74°57'14" E	11°10'11"
C3	25.00'	39.43'	35.47'	S 24°11'07" W	90°22'02"
C4	25.00'	4.87'	4.87'	N 26°34'59" W	11°10'11"
C5	25.00'	5.03'	5.03'	S 22°22'42" W	11°32'13"
C6	25.00'	5.03'	5.03'	N 10°50'29" E	11°32'13"
C6A	355.00'	30.01'	30.00'	S 74°15'04" W	4°50'36"
C7	25.00'	5.03'	5.02'	S 12°24'05" E	11°32'08"
C8	900.00'	44.90'	44.89'	S 19°34'09" E	2°51'29"
C9	25.00'	5.19'	5.18'	S 15°02'46" E	11°54'15"
C10	955.00'	55.63'	55.62'	N 16°30'04" W	3°20'16"

LEGEND

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

SHEET 3 OF 3

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 OFFICE (386) 283-4561 CELL (904) 631-5484

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020
3 OF 3

SECTION C

RESOLUTION 2020-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID 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; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Gardens at Hammock Beach Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated February 27, 2020, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated February 27, 2020, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Service – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$20,185,000 (the "Estimated Cost").
4. The Assessments will defray approximately \$25,565,000, which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall only be levied on the lots and within the land within the District which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated on the assessment plat referenced herein and as benefitted thereby and further designated on the assessment plat referenced herein and as referenced in **Exhibit A**. These Bonds shall not be levied upon any other lot but shall only apply to the lots identified within **Exhibit A**.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Flagler County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of September, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report*, dated February 27, 2020

Exhibit B: *Master Special Assessment Methodology Report*, dated February 27, 2020

Exhibit A

Engineer's Report, dated _____

[*See attached*]

Exhibit B

Master Special Assessment Methodology Report, dated _____

[See attached]

SECTION D

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 13, 2020, AT 1:00 P.M. AT ONE HAMMOCK BEACH PARKWAY, SUITE 101, PALM COAST, FL 32137 , 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*.

WHEREAS, the Board of Supervisors of the Gardens at Hammock Beach Community Development District (the “Board”) has previously adopted Resolution 2020-11 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID 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; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2020-11, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the “District Office”).

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

1. There is hereby declared a public hearing to be held at 1:00 PM on November 13, 2020, at One Hammock Beach Parkway, Suite 101, Palm Coast, Florida 32137, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Flagler County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of September, 2020.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

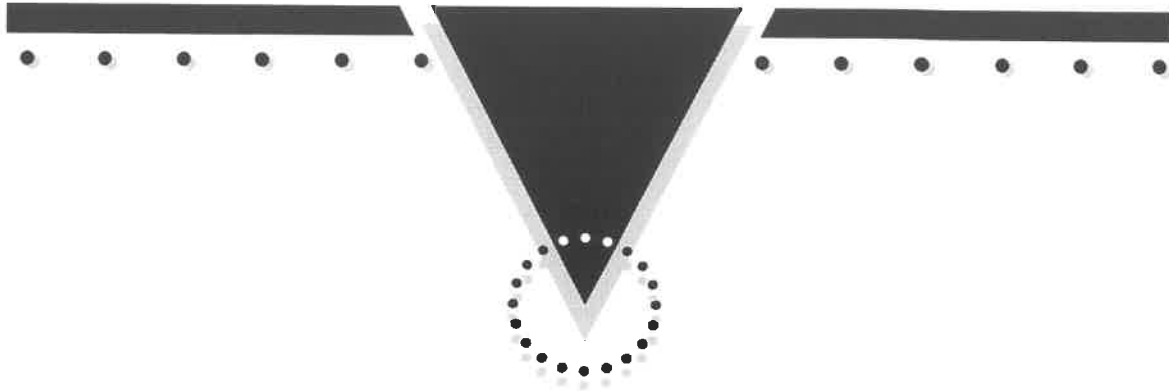
Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

SECTION A

SECTION 1



Gardens at Hammock Beach

Community Development District

Unaudited Financial Reporting

August 31, 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

August 31, 2020

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$1,148
DUE FROM DEVELOPER	\$3,000
DUE FROM CAPITAL	\$273
TOTAL ASSETS	<u>\$4,421</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$3,364
DUE TO DEVELOPER	\$175
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$881
TOTAL LIABILITIES & FUND EQUITY	<u>\$4,421</u>

Gardens at Hammock Beach

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

REVENUES:

	BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
DEVELOPER CONTRIBUTIONS	\$16,975	\$14,146	\$40,796	\$26,650
TOTAL REVENUES	\$16,975	\$14,146	\$40,796	\$26,650

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISOR FEES	\$0	\$0	\$2,400	(\$2,400)
FICA EXPENSE	\$0	\$0	\$184	(\$184)
ANNUAL AUDIT	\$2,500	\$0	\$0	\$0
ENGINEERING	\$5,000	\$4,167	\$2,223	\$1,944
ATTORNEY	\$5,000	\$4,167	\$1,635	\$2,532
MANAGEMENT FEES	\$2,000	\$1,667	\$32,083	(\$30,417)
INFORMATION TECHNOLOGY	\$100	\$83	\$917	(\$833)
TELEPHONE	\$100	\$83	\$0	\$83
POSTAGE	\$250	\$208	\$536	(\$328)
PRINTING & BINDING	\$250	\$208	\$248	(\$40)
LEGAL ADVERTISING	\$500	\$417	\$979	(\$563)
OTHER CURRENT CHARGES	\$1,000	\$833	\$90	\$743
OFFICE SUPPLIES	\$100	\$83	\$62	\$22
DUES, LICENSES, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

TOTAL EXPENDITURES	\$16,975	\$12,092	\$41,532	(\$29,440)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$736)	
FUND BALANCE - Beginning	\$0		\$1,617	
FUND BALANCE - Ending	\$0		\$881	

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	\$0	\$40,796
TOTAL REVENUES	\$3,290	\$3,228	\$3,000	\$4,107	\$3,990	\$5,682	\$3,024	\$3,824	\$3,822	\$3,829	\$3,000	\$0	\$40,796
EXPENDITURES													
SUPERVISOR FEES	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$600	\$0	\$0	\$600	\$0	\$2,400
FICA EXPENSE	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$46	\$0	\$0	\$46	\$0	\$184
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	\$0	\$2,223
ATTORNEY	\$0	\$175	\$420	\$0	\$455	\$0	\$0	\$0	\$585	\$0	\$0	\$0	\$1,635
MANAGEMENT FEE	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
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	\$0	\$536
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	\$0	\$0	\$979
OTHER CURRENT CHARGES	\$0	\$0	\$15	\$15	\$0	\$0	\$15	\$15	\$0	\$15	\$15	\$0	\$90
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	\$3,661	\$0	\$41,532
EXCESS REVENUES (EXPENDITURES)	\$0	(\$175)	(\$778)	(\$1,271)	(\$426)	\$1,797	(\$15)	\$162	\$61	\$570	(\$661)	\$0	(\$736)

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)	Capital (Due to Developer)	Over and (short) Balance Due
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	\$ -
Due from Developer			\$ 93,442.58	\$ 93,442.58	\$ 9,719.18	\$ 40,795.85	\$ 38,268.23	\$ -

Total Developer Contributions FY20

\$ 40,795.85

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #9
June 30, 2020

Payee		General Fund FY2020
1	Daytona News-Journal Inv# I02360712-06032020 - Notice of Meeting - June 2020	\$ 56.09
2	Fedex Inv# 7-039-72406 - Delivery - June 8, 2020	\$ 117.89
3	Governmental Management Services-CF, LLC Inv# 77 - Management Fees - June 2020	\$ 3,001.74
4	Supervisor Fees June 12, 2020 William Livingston	\$ 215.30
	David Lusby	\$ 215.30
	Clint Smith	\$ 215.30
		\$ 3,821.62
Total:		\$ 3,821.62

Please make check payable to:

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

The Daytona Beach News-Journal

Daytona Beach News-Journal
The Sunday News-Journal
Southeast Volusia Edition
West Volusia Edition
News-Journal Focus
Flagler/Palm Coast News-Tribune
Volusia Review

Advertising Invoice

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

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		6/3/2020	
Customer Account #		Total Amount Due	
1008098		\$56.09	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102360712-00032820			

Vendor 4 pd.

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

Amount Paid : \$ _____

Check # : _____

Amount to Pay : \$56.09

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
6/3/2020	0002360712	PC	6/12/20 MTG	LAUREN VANDERVEER	1	1.00 x 104Lines	\$56.09
Amount to Pay :							\$56.09

RECEIVED
JUN 18 2020

BY: _____

001-310-51360-48000

The Daytona Beach News-Journal

Daytona News-Journal
P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

Advertiser / Client Name		Billing Date	
GARDENS AT HAMMOCK BEACH		6/3/2020	
Customer Account #		Total Amount Due	
1008098		\$56.09	
Customer Type		Terms of Payment	Page
Legal		Upon Receipt	1
Invoice Number : 102360712-00032020			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

THIS IS A COURTESY CHARGE - DOES NOT ESTABLISH CREDIT -- LATE PAYMENT MAY PREVENT ACCEPTANCE OF FUTURE ADVERTISING

**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
.....

PUBLIC NOTICE

NT 2360712

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

JUNE 3, 2020

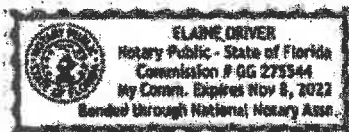
Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida, each Wednesday and has been entered as second-class mail matter at the post office 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 3RD of JUNE

A.D. 2020

490



**PUBLIC MEETING HELD DURING
PUBLIC HEALTH EMERGENCY DUE TO
COVID-19; NOTICE OF BOARD OF
SUPERVISORS MEETING OF THE
GARDENS**
**AT HANNOCK BEACH COMMUNITY
DEVELOPMENT DISTRICT**
Notice is hereby given that the Board of
Supervisors ("Board") of the Gardens at
Hannock Beach Community
Development District ("District") will
hold a regular meeting of the Board of
Supervisors on Friday, June 12, 2020 at
2:00 PM to be conducted by the
following means of communications
media technology: Zoom Video
Conferencing (audio information is
provided below), pursuant to Executive
Order 20-62, 20-65 and 20-31 (as
amended by Executive Order 20-112)
issued by Governor DeSantis on March 2,
2020, March 20, 2020, April 1, 2020, and
April 23, 2020 respectively, and pursuant
to Section 220.54(5)(b), Florida
Statutes. The meeting is being held for
the necessary public purpose of
conducting several agenda items
including the Proposed Fiscal Year 2021
Budget. At such time, the Board is to
transact and may consider any
business that may properly come before
it. While it is necessary to hold the above
referenced meeting of the District's
Board of Supervisors utilizing
communications media technology due
to the current COVID-19 public health
emergency, the District fully encourages
public participation in a safe and efficient
manner. Toward that end, anyone
wishing to listen and participate in this
meeting can do so at
<https://zoom.us/j/94557664956> or by
the following: One +1 646 876 2522.
Meeting ID: 945-5766-4956. If you do not
have access to a telephone or if you need
assistance using Zoom please contact
the District Manager's Office in advance
of the meeting by emailing
hermes@dmccfl.com or by calling
407-641-6534. If conditions allow the
meeting to occur in person, the meeting
will be held at City Center at Palm Coast
Town Center, 145 City Place, Suite 300,
Palm Coast, Florida 32164. Written public
comments and questions can also be
submitted or mailed to the District
Manager's Office at Governmental
Management Services, c/o Gardens at
Hannock Beach, 219 East
Livingston Street, Orlando, Florida 32833.
Comments and questions received by
2:00 p.m. the day prior to the meeting
will be read into the record at the
meeting and become part of the
permanent record of the meeting.
A copy of the agenda may be obtained
by emailing the District Manager at
gfh@dmccfl.com or calling 407-641-
5534 in advance of the meeting.
The meeting is open to the public and
will be conducted in accordance with the
provisions of Florida law for community
development districts. The meeting may
be continued for a date, time, and place
to be specified on the record at such
meeting. There may be occasions when
Board Supervisors or District Staff may
participate by speaker telephone.
Any person requesting special
accommodations at the meeting because
of a disability or physical impairment
should contact the District Manager's
Office at least forty-eight (48) hours prior
to the meeting. If you are hearing or
speech impaired, please contact the
Florida Relay Service by dialing 7-1-1 or 1-
800-955-8771 (TDD) / 1-800-955-8770
(Voice), for aid in contacting the District
Manager's Office.
Each person who decides to appear at any
decision made by this Board with respect
to any matter considered at the meetings
is advised that person will need a record
of proceedings and that accordingly, the

person may need to ensure that a
verbal record of the proceedings is
made, including the testimony and
evidence upon which such appeal is to
be based.

George Flint
District Manager
Governmental Management Services -
Central Florida, LLC
NT2360712 June 3, 2020

**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	\$117.89
TOTAL THIS INVOICE	USD	\$117.89

Other discounts may apply.

#2
310-513.42
001-310-513 00-42000

RECEIVED
JUN 19 2020

BY: _____

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 Jun 01, 2020

0023057 01 AB 0.416 **AUTO T3 3 1167 34771-858877 -CDI-P2308041



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



6000660019362

FedEx Express Shipment Detail

Ship Date: Jun 08, 2020

Cust. Ref: Gardens at Hammock Beach

Ref #2:

Payee: Third Party

Ref #3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 77065369656
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 2.0 lbs, 0.9 kgs
Delivered Jun 08, 2020 15:58
Svc Area A8
Signed by see above
FedEx Use 00000000/1283/02

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	29.82
Fuel Surcharge	0.97
Residential Delivery	4.65
DAS Resl	4.40
Third Party Billing	1.00
Total Charge	USD 40.84

Ship Date: Jun 08, 2020

Cust. Ref: Gardens at Hammock Beach

Ref #2:

Payee: Third Party

Ref #3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 770653673935
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 2.0 lbs, 0.9 kgs
Delivered Jun 08, 2020 18:12
Svc Area A5
Signed by see above
FedEx Use 00000000/1283/02

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	29.82
Fuel Surcharge	0.86
Residential Delivery	4.65
Third Party Billing	0.88
Total Charge	USD 36.21

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: Jun 08, 2020

Payor: Third Party

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 770653678820
Service Type FedEx Standard Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 2.0 lbs, 0.9 kgs
Delivered Jan 08, 2020 14:03
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
Clint Smith
8 Cadillac Place
PALM COAST FL 32137 US

Transportation Charge	29.82
Fuel Surcharge	0.97
Residential Delivery	4.85
DAS Resi	4.40
Third Party Billing	1.00
Total Charge	USD \$40.84

Third Party Subtotal	USD \$117.89
Total FedEx Express	USD \$117.89

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

Invoice

Invoice #: 77
Invoice Date: 8/1/20
Due Date: 8/1/20
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 - June 2020	310.51	2,916.67	2,916.67
Information Technology - June 2020	51	83.33	83.33
Office Supplies	42	0.09	0.09
Postage	423	1.50	1.50
Copies		0.15	0.15
Total			\$3,001.74
Payments/Credits			\$0.00
Balance Due			\$3,001.74

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #10
July 24, 2020

Payee		General Fund FY2020	Capital Outlay FY2020
1	Chiumento, Dwyer, Hertel, Grant Inv# 7844 - General Counsel - June 2020 Inv# 7845 - Bond Validation - April - June 2020	\$ 585.00	\$ 4,615.16
2	Governmental Management Services-CF, LLC Inv# 78 - Management Fees - July 2020	\$ 3,043.67	
3	Parker, Mynchenberg & Associates, Inc. Inv# 20-554 - Professional Services - June 2020	\$ 200.00	
		\$ 3,828.67	\$ 4,615.16
		Total: \$ 8,443.83	

Please make check payable to:

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

Chiumento Dwyer Hertel Grant
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Email: chiumento@legalteamforlife.com
 Office: (386) 445-8900
www.legalteamforlife.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 June 30, 2020

Invoice Date July 09, 2020
 Invoice Number 7844
 Due Date Due Upon Receipt

tvissarra@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190581

001-310-51300-31500

Account Summary

Previous Balance	\$455.00
Payments Received	(\$455.00)
Outstanding Balance	\$0.00
Current Invoice	\$585.00
Gardens at Hammock Beach CDD-General Representation - Prepaid Balance	\$0.00

Total Due \$585.00

Payment Transactions

Date	Type	Invoice #	Description	Amount
5/20/2020	Check	6777	Ck #000181; 05202020.1Ck	\$455.00

Fee Detail

Date	Description	Hours	Rate	Total
4/6/2020	MC Research Public Hearing requirements under Govenors Order	0.50	\$350.00/hr	\$175.00

Date		Description	Hours	Rate	Total
5/14/2020	DAV	Followed up on status of moving forward with 170 hearing.	0.20	\$275.00/hr	\$55.00
6/7/2020	DAV	Reviewed exchange of emails. Followed up on meeting being held on Friday via Zoom.	0.20	\$275.00/hr	\$55.00
6/8/2020	DAV	Reviewed exchange of emails re mandatory meeting for Budget.	0.20	\$275.00/hr	\$55.00
6/12/2020	MC	Attended Board of Supervisors Meeting via Zoom.	0.70	\$350.00/hr	\$245.00
Hours Total			1.80	Fee Total	\$585.00

Expense Detail

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

Fees	\$585.00
Expense	\$0.00
Current Due	\$585.00
Outstanding Balance	\$0.00
Total Due	\$585.00

Timekeeper Summary

Timekeeper	Hours
Diane Vidal	0.60
Michael Chiumento III	1.20
Total Hours	1.80

Chiumento Dwyer Hertel Grant
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Email: chiumento@legalteamforlife.com
 Office: (386) 445-8900
www.legalteamforlife.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 June 30, 2020

Invoice Date July 09, 2020
 Invoice Number 7845
 Due Date Due Upon Receipt

tviscarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

Account Summary

Previous Balance	\$15,773.07
Payments Received	(\$15,773.07)
Outstanding Balance	\$0.00
Current Invoice	\$4,615.16
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00

Total Due \$4,615.16

Payment Transactions

Date	Type	Invoice #	Description	Amount
5/20/2020	Check	6916	Ck #000179; 05202020.1Ck	\$6,505.00
5/20/2020	Check	6776	Ck #000181; 05202020.1Ck	\$2,975.57
5/20/2020	Check	6462	Ck #000181; 05202020.1Ck	\$6,292.50

Fee Detail

Date		Description	Hours	Rate	Total
4/1/2020	DAV	Reviewed signed order from Court for revised notice of order to show cause with new date. Followed up with publication; emailed News Journal re publication.	0.40	\$275.00/hr	\$110.00
4/3/2020	DAV	Followed up with publication.	0.20	\$275.00/hr	\$55.00
4/6/2020	CM	Reviewed Order to Show Cause executed by Judge; Calendared new Hearing date.	0.20	\$125.00/hr	\$25.00
4/6/2020	DAV	Drafted Memo regarding COVID-19 Governor's Executive Order. Email to George Flint re same.	0.30	\$275.00/hr	\$82.50
4/7/2020	CM	Coordinated phone conference for attorneys and George Flint.	0.20	\$125.00/hr	\$25.00
4/7/2020	DAV	Follow up on next board meeting and telephone conference with George Flint.	0.20	\$275.00/hr	\$55.00
4/8/2020	DAV	Prepared for meeting with District Manager and MC3. Telephone conference with District Manager and MC3 regarding matter. Reviewed exchange of emails.	1.00	\$275.00/hr	\$275.00
4/10/2020	MC	Telephone conference with CDD Manager regarding bond documents and future action.	0.50	\$350.00/hr	\$175.00
4/15/2020	DAV	Review email from George Flint re affidavit and reviewed revisions to affidavit. Correspond with District Manager re upcoming hearing dates and follow up on finalization of documents for hearing.	0.40	\$275.00/hr	\$110.00
4/26/2020	DAV	Reviewed George Flint's affidavit. Followed up with Legal Daytona Journal re publisher's affidavit.	0.50	\$275.00/hr	\$137.50
4/27/2020	DAV	Reviewed email from publisher re affidavit and receipt of same. Followed up with CM re same.	0.20	\$275.00/hr	\$55.00
4/28/2020	CM	Corresponded with Daytona News Journal regarding status of Affidavit; Received and reviewed Affidavit and invoice; Processed payment for invoice and provided DAV update regarding receipt of Affidavit.	0.30	\$125.00/hr	\$37.50

Date		Description	Hours	Rate	Total
5/3/2020	DAV	Finalized documents for filing. Revised proposed final judgment. Forwarded draft to opposing counsel. Followed up with George Flint re affidavit and its exhibits. Revised Engineer's certification. Followed up with Engineer re revised certification. Revised Amended Joint Stipulation. Finalized same and forwarded the documents to opposing counsel. Followed up with George Flint re status of property owner's notice of \$170 hearing. Drafted publisher's notice of filing.	3.00	\$275.00/hr	\$825.00
5/4/2020	DAV	Reviewed email from Jason Lewis re stipulation to be filed with court. Followed up on same. Reviewed email from George Flint re matter. Responded to email.	0.20	\$275.00/hr	\$55.00
5/4/2020	MC	Prepared for Validation Hearing.	0.50	\$350.00/hr	\$175.00
5/5/2020	DAV	Reviewed email from Parker re amended affidavit. Followed up on same.	0.20	\$275.00/hr	\$55.00
5/6/2020	DAV	Meeting with MC3 to finalize documents. Revised for finalization. Gather exhibits. Filed same with court.	1.00	\$275.00/hr	\$275.00
5/8/2020	DAV	Reviewed exchange of emails.	0.20	\$275.00/hr	\$55.00
5/12/2020	DAV	Followed up with District Manager re status of matter.	0.20	\$275.00/hr	\$55.00
5/13/2020	DAV	Followed up with MC3 and George Flint re status of matter and 170 hearing.	0.20	\$275.00/hr	\$55.00
5/27/2020	DAV	Followed up with MC3 re Bond Validation Hearing. Emailed George Flint and Engineer (PM). Emailed Susan Price re status of hearing. Reviewed exchange of emails.	1.00	\$275.00/hr	\$275.00
5/28/2020	DAV	Reviewed exchange of emails re matter. Followed up with Parker Mynchenberg and client. Emailed client. Followed up with Jason Lewis re Judgment.	0.40	\$275.00/hr	\$110.00
5/30/2020	DAV	Reviewed and revised proposed Final Judgment. Filed same with Court.	0.50	\$275.00/hr	\$137.50
6/1/2020	CM	Office conference with DAV regarding status of Hearing; Corresponded with JA regarding request for update after her conversation with the Judge.	0.30	\$125.00/hr	\$37.50

Gardens at Hammock Beach CDD - Bond Validation

July 09, 2020

Date		Description	Hours	Rate	Total
6/1/2020	DAV	Followed up on status of hearing. Emailed Ken Artin re matter. Followed up with court on hearing.	0.30	\$275.00/hr	\$82.50
6/2/2020	DAV	Followed up on Court's status of hearing with CM. Reviewed email from Susan Price. Followed up with Engineer and District Manager.	0.30	\$275.00/hr	\$82.50
6/3/2020	DAV	Reviewed file prior to hearing. Attended hearing for bond validation. Reviewed Final Judgment signed by Judge. Reviewed Chapter 75 for appeal process. Email to bond team re validation order.	1.00	\$275.00/hr	\$275.00
6/3/2020	MC	Prepared for and attended Bond Validation Hearing.	1.00	\$350.00/hr	\$350.00
6/30/2020	DAV	Drafted Certificate of No Appeal. Proof read and revised same. Finalized for e-filing. Followed up with District Manager re same. Forwarded email to recipients enclosing draft.	1.00	\$275.00/hr	\$275.00
			Hours Total	15.70	
				Fee Total	\$4,317.50

Expense Detail

Date		Description	Quantity	Rate	Total
4/16/2020	NH	News Journal; Publication of 1st Noticed Hearing	1	\$148.41	\$148.41
4/28/2020	NH	Daytona News-Journal; Publication of Amended Notice	1	\$149.25	\$149.25
					Expenses Total
					\$297.66

Fees	\$4,317.50
Expense	\$297.66
Current Due	\$4,615.16
Outstanding Balance	\$0.00
Total Due	\$4,615.16

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	1.00
Diane Vidal	12.70
Michael Chiumento III	2.00
Total Hours	15.70

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

Invoice

Invoice #: 78
Invoice Date: 7/1/20
Due Date: 7/1/20
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 - July 2020 001-310 51300-34000		2,916.67	2,916.67
Information Technology - July 2020 001-310 - 51300 - 35100		83.33	83.33
Office Supplies 001-310 - 51300 - 51000		15.12	15.12
Postage 001-310 - 51300 - 42000		2.00	2.00
Copies 001-310 - 51300 - 42500		26.55	26.55
Total			\$3,043.67
Payments/Credits			\$0.00
Balance Due			\$3,043.67

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

INVOICE

INVOICE NO: 20-554
DATE: 7/15/2020

RECEIVED
JUL 17 2020

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

BY: _____

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

	DESCRIPTION	AMOUNT
1	Billing for Period 6-1-2020 to 06-30-2020 Professional Engineering Services - 1 Hour @ \$200 / Hour Zoom Meeting 001-310-S 1300-31100	200.00
THANK YOU FOR YOUR BUSINESS!		Total \$200.00

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

Gardens At Hammock Beach

Community Development District

Funding Request FY20 - #11

August 25, 2020

Payee		General Fund FY2020	Capital Outlay FY2020
1	Chiumento, Dwyer, Hertel, Grant Inv# 8314 - Bond Validation - July 2020		\$ 272.50
2	Governmental Management Services-CF, LLC Inv# 79 - Management Fees - August 2020	\$ 3,000.00	
		\$ 3,000.00	\$ 272.50

Total: \$ 3,272.50

Please make check payable to:

Gardens at Hammock Beach CDD

1408 Hamlin Avenue

Unit E

St.Cloud, FL 34771

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

tvissarra@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

RECEIVED
AUG 19 2020
BY: _____

INVOICE

To July 31, 2020

Invoice Date August 18, 2020
Invoice Number 8314
Due Date Due Upon Receipt

Account Summary

Previous Balance	\$4,615.16
Payments Received	\$0.00
Outstanding Balance	\$4,615.16
Current Invoice	\$272.50
Gardens at Hammock Beach CDD - Bond Validation - Prepaid Balance	\$0.00
Total Due	\$4,887.66

Payment Transactions

Date	Type	Invoice #	Description	Amount
No payments have been made on this account.				

Fee Detail

Date	Type	Description	Hours	Rate	Total
7/2/2020	DAV	Reviewed email from client. Forwarded certificate of no appeal to opposing counsel for review and acceptance. Followed up on matter with CM.	0.30	\$275.00/hr	\$82.50

Date		Description	Hours	Rate	Total
7/5/2020	DAV	Followed up with Jason Lewis, Esq. re Certificate of no Appeal.	0.20	\$275.00/hr	\$55.00
7/15/2020	DAV	Followed up on with Certificate of Appeal with CM for bond validation finalization.	0.20	\$275.00/hr	\$55.00
7/16/2020	CM	Reviewed court docket; Telephone call to Clerk of Court regarding status of Certificate of No Appeal.	0.20	\$125.00/hr	\$25.00
7/30/2020	DAV	Followed up on status of certificate of appeal.	0.20	\$275.00/hr	\$55.00
Hours Total			1.10	Fee Total	\$272.50

Expense Detail

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

Fees	\$272.50
Expense	\$0.00
Current Due	\$272.50
Outstanding Balance	\$4,615.16
Total Due	\$4,887.66

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	0.20
Diane Vidal	0.90
Total Hours	1.10

Invoice

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

VH³
hch

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 001-310-51300-34000		2,916.67	2,916.67
Information Technology - August 2020 001-310-51300-85100		83.33	83.33
Total			\$3,000.00
Payments/Credits			\$0.00
Balance Due			\$3,000.00

SECTION 3

**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.

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 1-800-955-8770, 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