Gardens at Hammock Beach Community Development District

Agenda

May 21, 2021

AGENDA

Gardens at Hammock Beach Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 14, 2021

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 <u>Friday</u>, <u>May 21</u>, <u>2021 at 12:30 PM at the Hilton Garden Inn Palm Coast/Town Center</u>, <u>55 Town Center Blvd.</u>, <u>Palm Coast</u>, <u>Florida. PLEASE NOTE THE TIME AND LOCATION OF THE MEETING.</u> Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the March 5, 2021 Meeting
- 4. Continued Public Hearing
 - A. Presentation of Engineer's Report
 - B. Presentation of Assessment Methodology
 - C. Consideration of Resolution 2021-07 Levying Special Assessments
- 5. Consideration of Resolution 2021-08 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing
- Appointment of Audit Committee and Chairman
- 7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Fiscal Year 2021 Funding Requests #4 6
 - iii. Presentation of Number of Registered Voters 0
- 8. Other Business
- 9. Supervisors Requests
- 10. Adjournment

Audit Committee Meeting

- 1. Roll Call
- 2. Public Comment Period
- Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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 the approval of the minutes of the March 5, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business opens the continued public hearing. Section A is presentation of Engineer's Report. A copy of the report is enclosed for your review. Section B is presentation of assessment methodology. A copy of the report is enclosed for your review. Section C is consideration of Resolution 2021-07 levying special assessments. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of resolution 2021-08 approving the proposed budget for Fiscal Year 2022 and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is appointment of audit committee and chairman.

The seventh order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the ratification of Fiscal Year 2021 funding request. Copies of the funding requests and supporting invoices are enclosed for your review. Section 3 is presentation of number of registered voters living within the boundaries of the district.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals and selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

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

Parker Mynchenberg, District Engineer Michael Chiumento III, District Counsel

Enclosures

BOARD OF SUPERVISORS MEETING

MINUTES

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, March 5, 2021 at 10:00 a.m. at City Centré at Palm Coast Town Center, 145 City Place, Suite 300, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith Chairman
David Lusby Vice Chairman
William Livingston Assistant Secretary

Also present were:

George Flint District Manager
Michael Chiumento III District Counsel
Parker Mynchenberg by phone District Engineer

Ken Belshe Palm Coast Intracoastal, LLC Ken Bryan Flagler Beach City Commissioner

Sallee Arnoff
Carol Bycel
Robin Polletta
Preserve Flagler Beach
Preserve Flagler Beach
Preserve Flagler Beach

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 10:00 a.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment on anything on the agenda or not on the agenda that they would like to bring to the Board's attention. If there is any public comment, we ask you to state your name and address and try to limit your comments to three minutes. Is there any public comment at this time?

Mr. Bryan: I am Flagler Beach City Commissioner Ken Bryan. I'm here because we have a vested interest in the community. I just wanted to be present and see the progress of the community.

Mr. Flint: Great. Welcome. It is a pleasure to have you.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 15, 2021 Meeting and Acceptance of Minutes of the November 13, 2020 Landowners' Meeting

Mr. Flint: Were there any comments or corrections from the Board on the minutes of the January 15, 2021 Board of Supervisors meeting and the November 13, 2020 landowners' meeting? Hearing none,

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor the approval of the Minutes of the January 15, 2021 Board of Supervisors Meeting and acceptance of the Minutes of the November 13, 2020 Landowners' Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-06 Providing for the Removal and Appointment of Treasurer and Appointment of Assistant Treasurer

Mr. Flint: Resolution 2021-06 provides for the removal of Mr. Ariel Lovera as Treasurer and the appointment of Ms. Jill Burns as Treasurer and Ms. Katie Costa as Assistant Treasurer. Ariel is no longer with GMS, so we are asking for the Board's consideration in replacing him with Ms. Burns who is a principal in my office in Orlando and Ms. Costa as the actual accountant who prepares the financial statements and works on this District. Are there any questions on this resolution? Hearing none,

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2021-06 Providing for Removal and Appointment of Treasurer of the District was adopted.

FIFTH ORDER OF BUSINESS

Financing Matters

Mr. Flint: This is a public hearing to consider the levying of special assessments on what we are calling Assessment Area 1. At the last meeting, the Board approved two resolutions. The first one is pursuant to Chapters 170, 190 and 197, you declared the District's intent to impose assessments and then you adopted a resolution setting today as the date, place and time for the public hearing. There is a 30-day mailed notice required to the landowner, which was mailed and then there were two notices in the newspaper, 21 and 14 days in advance of today. So, we will go

ahead and open the public hearing. The first item under the public hearing is the Engineer's Report, but before I get to that, since this is a public hearing, we will open the floor to any public comments on this issue. Are there any public comments at this time?

Mr. Belshe: Are the special assessments equal to or a special time or is it in general?

Mr. Flint: The Master Assessment Methodology is included in the agenda as a proposed ceiling, a maximum amount of what that debt service could be, assuming the District funded 100% of what the identified improvements were. Typically, the District would not fund 100% of those improvements. A portion would be funded by the developer. At the time the bonds were actually priced, the assessments would be established. They would be below what was authorized by the hearing today. Then once they were priced, the District will hold a meeting and adopt a finalizing resolution at the time the assessments would be finalized. So, the short answer to your question is they are not established today.

Mr. Belshe: That's fine.

Mr. Flint: The ceiling is established, but not the actual assessment.

Ms. Arnoff: What is the maximum ceiling?

Mr. Flint: For purposes of this hearing, we are assuming if the District funded 100%, which is not what would be levied ultimately.

Mr. Lusby: You are also assuming a 6% interest rate, which is high.

Mr. Flint: We are assuming conservative parameters. For example, the interest rate is a conservative number. We are assuming we are going to fund 36 months of Capitalized Interest (CI), which we are not likely going to do and one year of maximum annual debt service, which may or may not be required. So, these are conservative numbers. Table 6 would show if we were to fund 100% of the improvements, the annual debt service for a 50-foot lot would be \$4,425 ranging up to \$7,000 for an 80-foot lot. Likely that is not going to be what ultimately will be imposed, but through this process, the District is giving itself maximum flexibility. Is there any other public comment?

Ms. Arnoff: I was still curious of the maximum amount you are looking to fund. I understand that the developer would be funding, but what is the total dollar amount that would be the maximum?

Mr. Lusby: \$38 million.

Mr. Flint: The Engineer's Report includes all of the eligible improvements that could be funded, which totals \$20,185,000.

Ms. Arnoff: Thank you.

Mr. Flint: Is there any other public comment? Hearing none, we will close the floor to public comments and bring it back to the Board.

A. Presentation of Engineer's Report

Mr. Flint: The latest version of the Engineer's Report is dated February 27, 2020. The cost estimates have not changed since last year and the last meeting. Mr. Parker Mynchenberg is on the phone if the Board has any questions on the Engineer's Report, but basically it defines the proposed improvements that could be funded by the District. It provides an estimated cost of those improvements.

B. Presentation of Assessment Methodology

Mr. Flint: Table 1 of the Assessment Methodology is the proposed Development Plan for the assessment area. We are anticipating 335 single-family homes totaling 428.8 Equivalent Residential Units (ERUs). Table 2 identifies the capital improvements that are taken directly from the Engineer's Report, which shows \$20,185,000. Table 3 is the bond sizing, assuming we funded 100% of those improvements under very conservative assumptions, for a total par amount of \$25,565,000. Table 4 shows the allocation of benefit by demonstrating the improvement cost per unit. Table 5 is the par debt per unit. Table 6 is what the gross annual assessments and net annual assessments would be if we were to fund 100%. Table 7 is the Preliminary Assessment Roll.

C. Consideration of 2021-07 Levying Special Assessments

Mr. Flint: Resolution 2021-07 actual levies the assessments based on the reports we just discussed; however, my understanding is we are not ready to actually consider this resolution at this time.

Mr. Chiumento III: Correct. The developer continues to do construction in the development. We will probably consider it in May, I assume, Mr. Belshe and the CDD will take over construction for the bonds at that point. The CDD will then purchase any infrastructure

improvements that may have been done under the Developer Funding Agreement. So, they will continue to construct the development and then when we issue the bonds, we will go through that process. That will be because of the lien. So, it will be delayed 60 days.

Mr. Flint: If the Board is amenable, we would need to continue the public hearing to a date, time and place certain. My understanding, Mr. Lusby, is that 60 days would be early May. The first Friday is the 7th, but Mr. Lusby is out of town so we would need to look at something later in May. The second Friday is the 14th, if that works.

Mr. Smith: We have Town Center and Palm Coast Park on the 14th. Do you want to do the 21st?

Mr. Lusby: I'm fine with that. Whatever the Board wants to do is fine.

Mr. Flint: So, we need a motion to continue this public hearing to May 21st at 12:30 p.m. at the Hilton Garden Inn, Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida.

On MOTION by Mr. Smith seconded by Mr. Lusby with all in favor continuing the public hearing on the levy of special assessments to May 21, 2021 at 12:30 p.m. at the Hilton Garden Inn, Palm Coast Town Center, 55 Town Center Boulevard, Palm Coast, Florida was approved.

Mr. Chiumento III: We anticipate on that date to have all of the construction documents, bids and award at that time. Then the CDD will finish construction and do the buyout at that time.

Mr. Flint: They may consider the Delegation Resolution as well.

SIXTH ORDER OF BUSINESS

Discussion of E-Verify Requirements and Ratification of Staff's Action Related to the Memorandum of Understanding

Mr. Flint: There were some legislative changes last year. There is a Federal requirement E-Verify, that any Federal agencies have to register with the E-Verify System, which is run by the Department of Homeland Security. It deals with verification of individuals that are actually authorized to work in the United States. Any contractors that enter into contracts with Federal agencies were also required to comply. Last year's Legislative Session passed a law that now

requires State of Florida Government agencies to also comply with E-Verify. The CDD as a Government entity, therefore, has to comply as well. Although we don't have any employees because we contract for services, we are obligated to include certain language in our agreements. The people we contract with would comply with E-Verify. So, this does not retroactively go back prior to January 1, 2021, but any contracts going forward after January 1, 2021 would have to include that language. As part of that registration process, there is a Memorandum of Understanding that the District must enter into with the Department of Homeland Security. We registered the District and executed this agreement, so we are just asking the Board to ratify our actions. It is really administrative, but because of the Memorandum of Understanding, we are asking the Board to ratify it.

On MOTION by Mr. Lusby seconded by Mr. Smith with all in favor the execution of the Memorandum of Understanding for the District to register with the E-Verify System with the Department of Homeland Security was ratified.

SEVENTH ORDER OF BUSINESS Staff Reports

• District Engineer (Added)

Mr. Flint: Parker, do you have any report?

Mr. Mynchenberg: Not today.

• District Counsel (Added)

Mr. Flint: Parker, do you have any report?

Mr. Mynchenberg: Not today.

Mr. Flint: Michael, do you have any report?

Mr. Chiumento: No.

A. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through January 31, 2021. This represents the first four months of Fiscal Year 2021. No action is required by the Board, but if you have any questions, we can discuss those.

ii. Ratification of Fiscal Year 2021 Funding Request #3

Mr. Flint: We are asking the Board to ratify Funding Request #3 for Fiscal Year 2021. It has been transmitted to the developer under the Developer Funding Agreement. It totals \$4,140.95. Are there any questions on the Funding Request? If not, we need a motion to ratify it.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor Funding Request #3 for Fiscal Year 2021 was ratified.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint: That was all the business we had. Was there anything else that the Board or staff wanted to discuss? Hearing none,

NINTH ORDER OF BUSINESS Supervisor's Request

Mr. Flint: Are there any Supervisor's requests that the Board wanted to discuss that was not on the agenda?

Mr. Livingston: There are some minor items that you might want to pick up the next time around.

Mr. Flint: In the resolution?

Mr. Livingston: Yes.

Mr. Flint: I will look at it.

Mr. Livingston: There are just some typos.

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

TENTH ORDER OF BUSINESS Adjournment

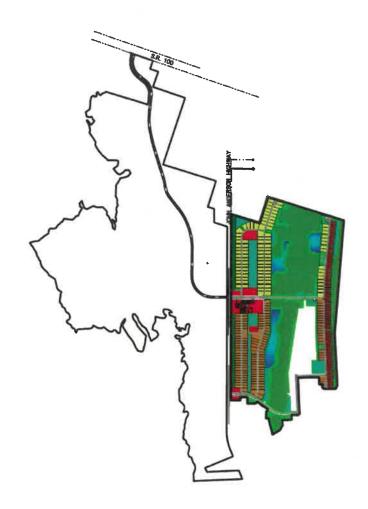
On MOTION by Mr. Lusby seconded by Mr. Smith with all in favor the meeting was adjourned.

Secretary / Assistant Secretary	Chairman / Vice Chairman	

SECTION IV

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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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 <u>Table 1</u>.

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.

AREA (AC)
248.93

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		100	Sec. 1	and the same	Link
PHASE	SINGLE FAMILY			NO.	AREA
	50'		80'	UNITS	(AC.)
Gardens – Phase 1-1A	38		18	56	90.4
Gardens - Phase 1-1B		18 48	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 open canal systems conveyed 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 watermains 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

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

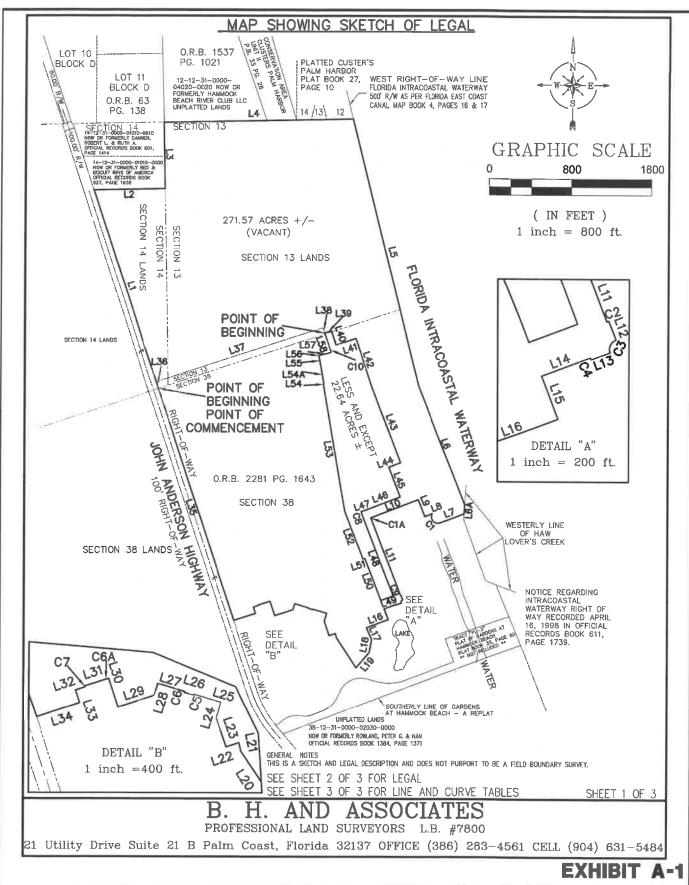


THE GARDENS LOCATION MAP ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

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

EXHIBIT A



LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020 1 OF 3

A portion of Sections 13, 14 and 38, Township 12 Stotin, Kunge Stotin, Runge Stotin, R A portion of Sections 13, 14 and 38, Township 2 south, funger of the county, trained, and county from the coun chord distance of 122.32 feet to a point on sold curve; thence South 69'0006' West, a distance of 85.08 feet; thence North 20'5452' West, a distance of 180.00 feet; thence South 69'0006' West, a distance of 180.00 feet; thence South 69'0006' West, a distance of 50.3.11 feet; to the point of curve of a curve concove 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 cord bearing of South 24'00'06' West and a chord distance of 7.07 feet to a point on soid curve; thence South 20'59'54' East, a distance of 822.65 feet to a point on a curve of a curve concove to the Northeast and having a radius of 25.00 feet and a central angle of 11'10'11', thence Southeasterly along said curve; thence South 21'2156' East, a distance of 50.00 feet to a point on a curve of a curve concove 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 36.43 feet and subtended by a chord bearing of South 24'1107' West and a chord distance of 35.47 feet to a point on said curve; thence South 69'4410' West, a distance of 50.00 feet to a point on a curve of a curve to the Southwesterly along said curve and a central angle of 11'10'11', thence Northwesterly along said curve an arc distance of 4.87 feet on subtended by a chord bearing of North 26'34'59' West and a chord distance of 50.00 feet to a point on a said curve; thence South 69'22'08' West, a distance of 4.87 feet on subtended by a chord bearing of North 26'34'59' West and a chord distance of 4.87 feet on spint on said curve; thence South 69'22'08' West, a distance of 232.49 feet; thence South 69'22'08' West, a distance of 135.00 feet on a point on said curve; thence South 40'42'12' West, a distance of 127.26 feet; thence South 10'41'45' West, a distance of 15.03' feet to a point on a curve of a curve concave to the Southbeast and having a radius of 25.00 feet and a central angle of 11'32'13' a central angle of South 113208 East; thence Southerly along said curve on arc distance of 5.03 feet and subtended by a chord bearing of South 122405 East and a chord distance of 5.02 feet to a point on said curve; thence South 714946 West, a distance of 5.00 feet; thence South 181014 East, a distance of 67.00 feet; thence South 714946 West, a distance of 67.00 feet; thence South 714946 West, a distance of 5.02 feet to the point of graph of way line of John Anderson Highway; thence North 181014 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 181520" 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 50.20 feet; thence South 18'10'12" East, a distance of 125.41 feet; thence South 20'54'33" East, a distance of 814.45 feet; thence South 69'00'508' 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 a 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 73'35'50" West, a distance of 50.749 feet; thence North 09'38'09" West, a distance of 128.60.8 feet; thence North 10'46'27" East, a distance of 5.96 feet; thence North 10'46'27" East, a distance of 6.94 feet; thence North 10'38'09" West, a distance of 128.60.8 feet; thence North 10'46' A portion of Sections 13 and 38, Township 12 South, Range 31 Eost, Flagler County, Florida, and being more particularly described as follows:

LEGEND

0.R.B.

OFFICIAL RECORDS BOOK

GENERAL NOTES

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

SHFFT 2 OF 3

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

EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 1815'20"W

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

MARCH 02, 2020 DATE

040118B FILE NO .: -

EXHIBIT A-1

LEGAL DESCRIPTION ASSESSMENT AREA ONE

02/27/2020 2 OF 3

MAP SHOWING SKETCH OF LEGAL

LINE TABLE

JINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
.1	N 18*15'20" W	2087.24	L30	N 181014" W	150.73
2	N 88*47'24" E	710.39'	L31	S 71°49'46" W	94.52'
.3	N 01°09°12" W	660.12'	L32	S 71'49'46" W	50.00'
4	N 88°54'24" E	1890.40	L33	S 181014 E	67.00'
5	S 13°58'25" E	2749.94	L34	S 71°49'46" W	225.00'
6	S 21°17'55" E	1265.37	L35	N 18'10'14" W	2435.54
6A	S 03*54'39" W	90.51	L36	N 1815'20" W	68.78'
7	S 69*00'58" W	250.79	L37	N 71°49'46" E	1745.68
8	S 69*00'06" W	85.08	L38	S 18'10'12" E	55.02
9	N 20°54'52" W	180.00'	L39	N 71°49'46" E	70.00'
10	S 69*00'06" W	503.11	L40	S 181012" E	148.42
11	S 20"59'54" E	822.65	L41	N 71°49'48" E	209.59'
12	S 21"21"56" E	50.00'	L42	S 1810 12" E	502.20
13	S 69'44'10" W	50.00'	L43	S 20'54'52" E	814.45
14	S 69'22'08" W	129.58	L44	S 69'05'08" W	125.41'
15	S 20°51'44" E	115.00	L45	S 20'54'33" E	320.03
16	S 69°22'08" W	232.49	L46	S 69°00'06" W	366.35
17	S 24'30'13" E	127.26	L47	S 71*51'35" W	50.81
18	S 10'41'45" W	133.22	L48	S 20°59'54" E	850.17
19	S 40*42*12" W	202.16	L49	S 69'22'08" W	129.47
20	N 32°58'38" W	357.54	L50	N 20'59'54" W	449.86
21	N 12*24'49" W	43.38'	L51	S 73'36'50" W	20.06
22	S 71'49'46" W	68.04"	L52	N 20'59'54" W	507.49'
23	N 18°10'14" W	152.62'	L53	N 09°38'09" W	1286.08'
24	N 16*36'36" E	82.23	L54	N 47°26'49" E	5.96'
25	N 73*23'24" W	139,49	L54A	N 09*38'09" W	191.11
26	N 73°23'24" W	50.00	L55	N 11'08'27" W	92.64'
27	N 73°23'24" W	139.49	L56	N 01'46'27" E	6.94
28	S 16*36'36" W	62.75	L57	N 76°19'23" E	122.43
29	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"

O.R.B. OFFICIAL RECORDS BOOK

GENERAL NOTES

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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

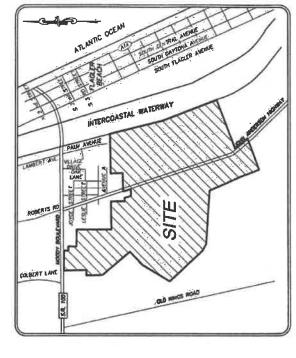
02/27/2020 3 OF 3

DESCRIP TION:

A FORTON OF LOTS 1, 3, 7, 8 AND 9 AND ALL OF LOTS 4, 10, 11 AND 12 BLOCK C, BURNELL BRISLOMEOUT COMPUNTS LAND AS RECORDED IN PRAT BOOK I, PORT IN THE PERENE GRODING FOLIAGES COMPT, THOMAN, DOZEMENT WITH A PORTING OF COMPONENT SECTIONS 1,1 16, 38 AND 38, THOMISM PER SOUTH, RAMES TO EAST, FAZEDE CLAMP, TARRELA STAUTED IN GONESMENT SECTIONS 11, 14, 38 AND 39, TOWNSON 12 SOUTH, ANNE 3,1 EAST, PARIZE COMPT, FLORIAL BOOK PARTICLARET BESTARED AS FOLIONES.

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CONTAINING 953.37AORES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

In accordance with CH-61G17-6 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

In the Supervises has been defracted by the Commission of Marchan Been Commission of Marchan Been Commission of Marchan Herbert Her This Commission of Marchan Herbert Her This Commission of Marchan Been Commission of Marchan Been Commission of Marchan Been Commission of Marchan Herbert 1111 GARDENS AT MANAGOR BEACH
FOR HANNOCK BEACH ROVER CLUB, LLC
AGUR COLMITY, FLORICA SECTIONS 11, 13, 14, 39 & 35 DESCRIPTION ELANCS SYON RESEAL AE BUSE OF RESOUR LINE OF LOTIG GUASA. BUSQUEST DIRPARTS LAID, PLAT BOOK I, PASE I AS IRRIG 1805/1275.

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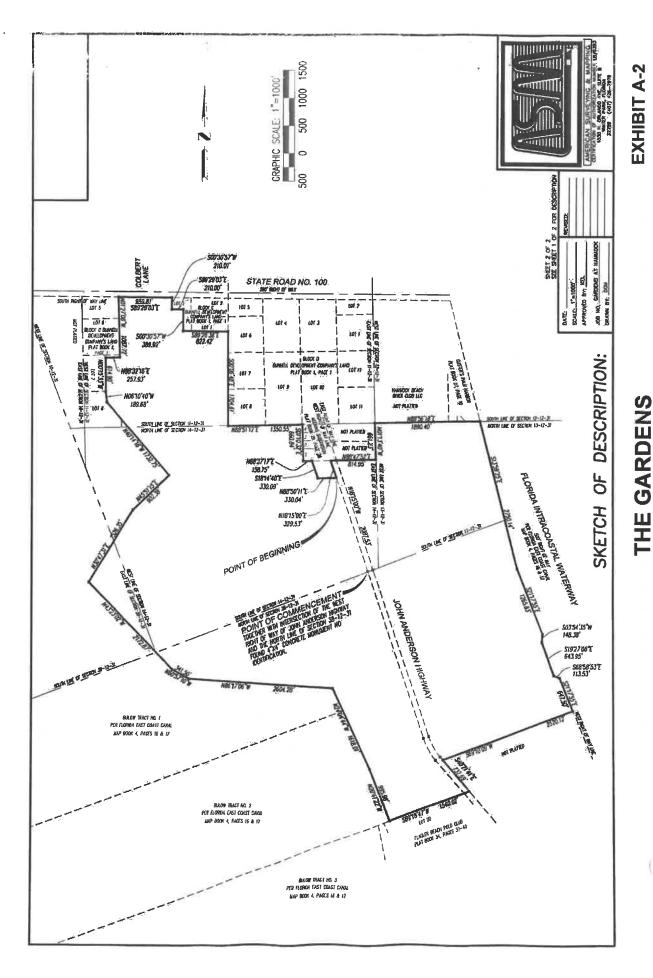
BATE AUGIST 23, 2006 SCALE N/A APPROVED BY: KEL.

EXHIBIT A-2

02/27/2020

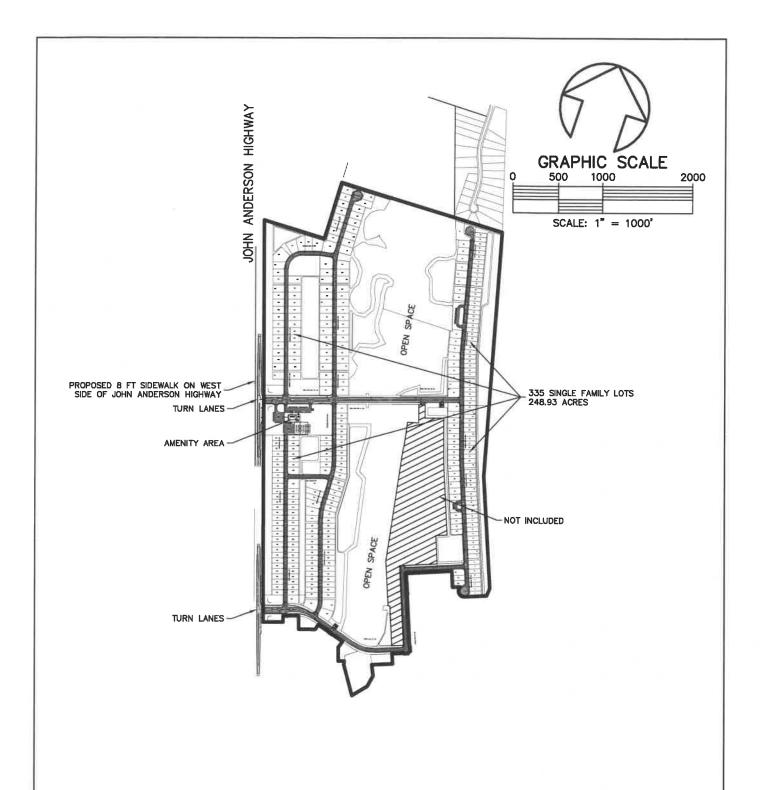
1 of 2

LEGAL DESCRIPTION DEVELOPMENT BOUNDARY THE GARDENS



LEGAL DESCRIPTION DEVELOPMENT BOUNDARY

02/27/2020 2 of 2



THE GARDENS MASTER SITE PLAN ASSESSMENT AREA ONE

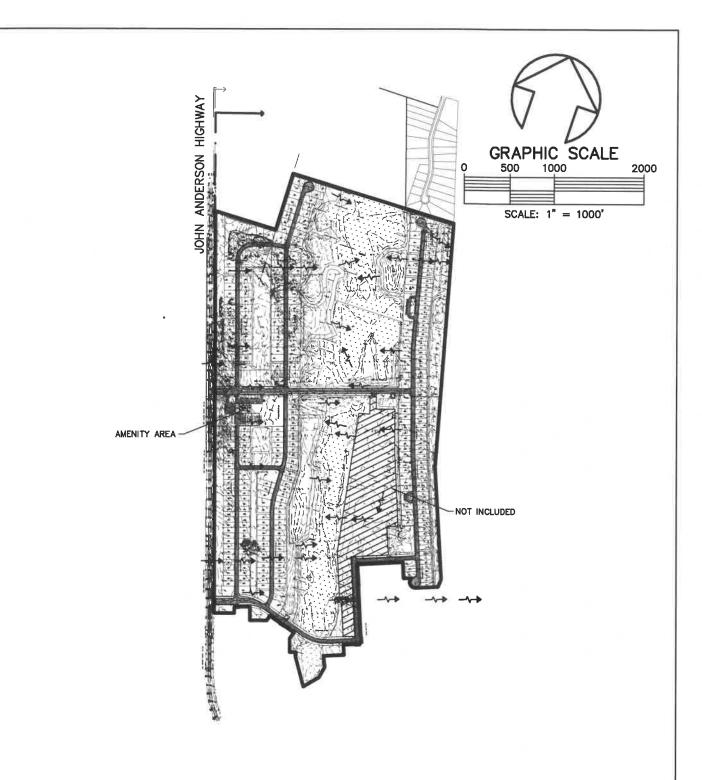
PARKER MYNCHENBERG & ASSOCIATES, INC.

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 AUTHORIZATON NUMBER 00003910

EXHIBIT B

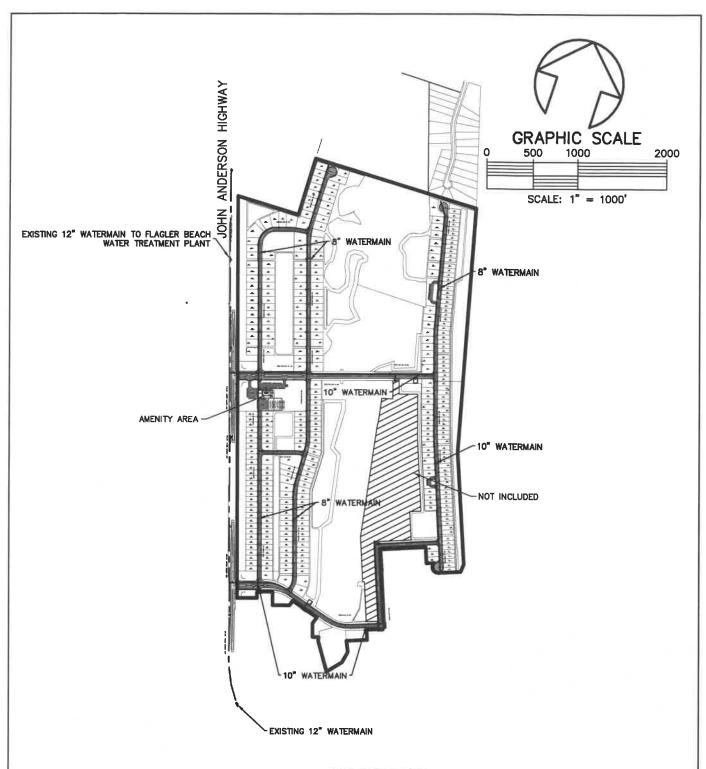


THE GARDENS MASTER STORMWATER PLAN ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATON NUMBER 00003910

EXHIBIT C

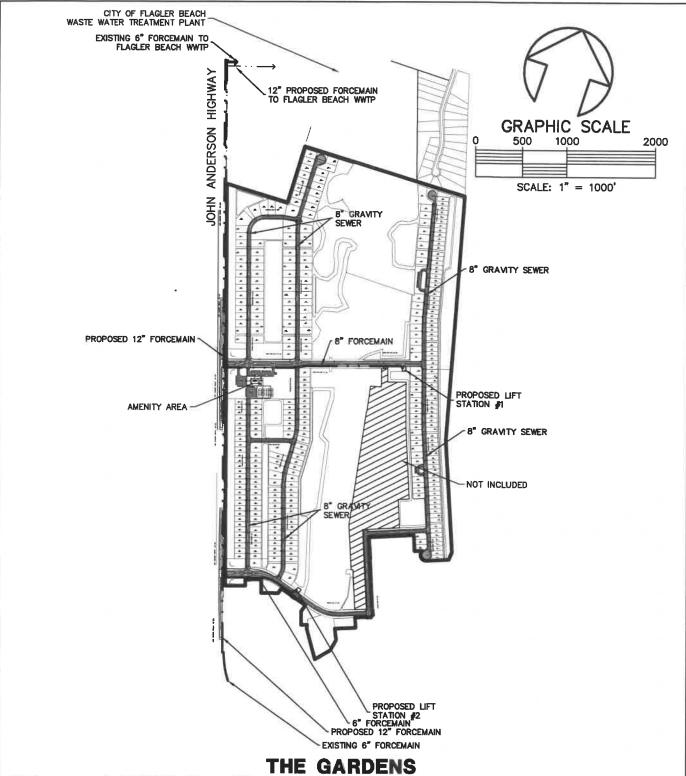


THE GARDENS MASTER POTABLE WATER SYSTEM PLAN ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

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CERTIFICATE OF AUTHORIZATON NUMBER 00003910

EXHIBIT D-1

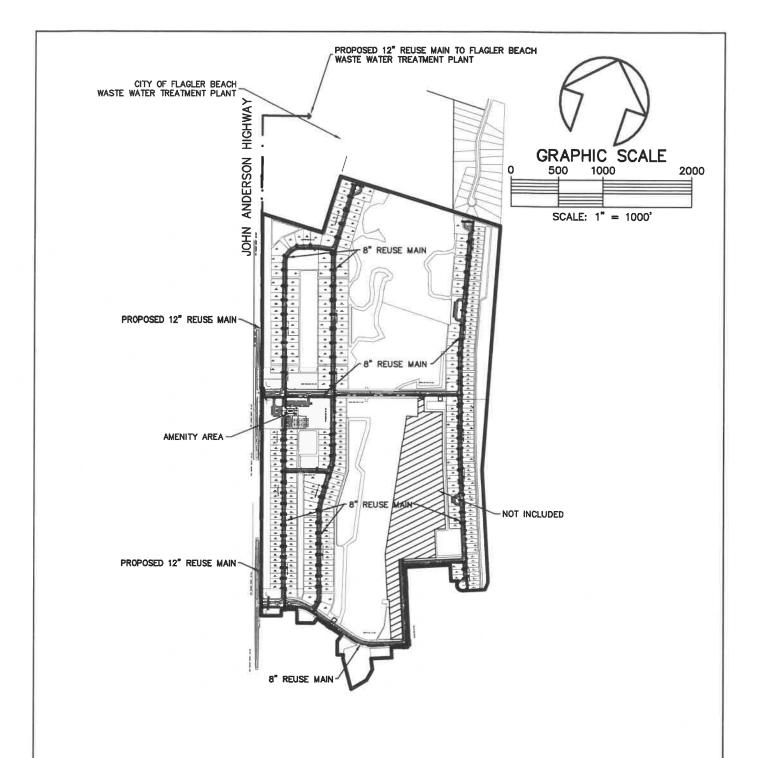


THE GARDENS MASTER SANITARY SEWER SYSTEM PLAN ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

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CERTIFICATE OF AUTHORIZATON NUMBER 00003910

EXHIBIT D-2



THE GARDENS MASTER RECLAIMED WATER SYSTEM PLAN ASSESSMENT AREA ONE

PARKER MYNCHENBERG & ASSOCIATES, INC.

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CERTIFICATE OF AUTHORIZATON NUMBER 00003910

EXHIBIT D-3

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



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.
- 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 it's 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 <u>three</u> 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	Ţ	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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

n ("Assessment Area One CIP") (1Total Cost Estimate
Ę
One CIP") (
Area (
("Assessment
Plan
I Improvement
Capital
-

Water System	₩.	1,600,000
Sanitary Sewer System	<γ>•	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

Prepared by: Governmental Management Services - Central Florida, LLC

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	\$	998'6
Par Amount*	φ.	25,565,000

Par Amount*	\$ 25,565,000
Bond Assumptions:	
Average Coupon	%00.9
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

Prepared by: Governmental Management Services - Central Florida, LLC

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

No. of Product Types Units *					
No. of Units *				Improvements Improvement	Improveme
* Units	ERU	Total		Costs Per	Costs Per
Vo	Factor		% of Total ERUs	Product Type	
	1	li .	18.66%	\$ 3,765,858	5
Single Family 60'	1.2	177.60	41.42%	\$ 8,360,205	· •
Single Family 80'	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

		Totall	Total Improvements	Allocation of Par	ar		
		Costs	Costs Per Product	Debt Per Product	ಕ	Par	Par Debt Per
Product Types	No. of Units *		Туре	Type			Unit
Single Family 50'	80	\$	3,765,858	\$ 4,769,590	290	s	59,620
Single Family 60'	148	\$	8,360,205	\$ 10,588,489	489	···	71,544
Single Family 80'	107	\$	8,058,937	\$ 10,206,922	322	ν,	95,392
Totals	335	\$	20,185,000	\$ 25,565,000	8		

^{*} 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

	No. of	Allocation of	Total Par	Maximum	Net Annual	Net Annual Gross Annual
Product Types	Units *	Par Debt Per	Debt Per	Annual Debt	Debt	Debt
Single Family 50'	80	\$ 4,769,590	\$ 59,620	\$ 332,786	\$ 4,160	ş
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	· +⁄s
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

Prepared by: Governmental Management Services - Central Florida, LLC

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

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

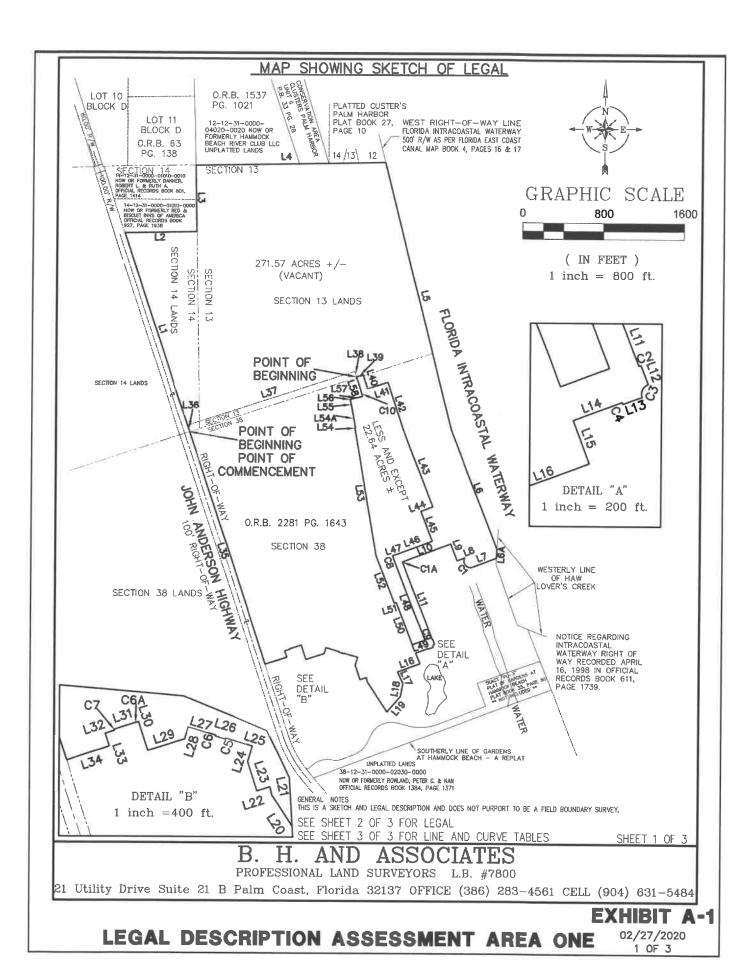
		Tota	Fotal Par Debt			S	Net Annual Debt Gross Annual	۳	iross Annual
		Allo	Mocation Per	To	Total Par Debt	_	Assessment	Ö	Debt Assessment
Owner Property*	Acres		Acre	⋖	Allocated		Allocation	Q	Allocation (1)
Palm Coast Intracoastal, LLC Gardens at Hammock Beach 248.93 \$ 102,700 \$ 25,565,000 \$:h 248.93	φ	102,700	₩.	25,565,000	\$		٠	1,783,734 \$ 1,897,590
Totals	248.93			S	25,565,000	s	\$ 25,565,000 \$ 1,783,734 \$ 1,897,590	8	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 (%)	%00'9
Maximum Annual Debt Service	\$1,783,734

^{* -} See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC



A portion of Sections 13, 14 and 38, Townshy Leaving Townshy Leaving Township Townsh A portion of Sections 13, 14 and 38, Township 12 South, Runge 31 East, Flagler County, Florida, and being more particularly described as follows: 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*1012* 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*1012* East, a distance of 148.42 feet; thence North 71*49*48* East, a distance of 209.59 feet; thence South 18*1012* East, a distance of 302.20 feet; thence South 18*1012* East, a distance of 125.41 feet; thence South 69*0508* West, a distance of 125.41 feet; thence South 69*0508* West, a distance of 50.81 feet to a point on a curve of a curve concave Easterly and having a radius of 90.00 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*3409* East and a chord distance of 44.89 feet to the point a tangency of said curve; thence South 20*954* East, a distance of 350.17 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*02*08* West, a distance of 129.47 feet; thence North 20*59*54* West, a distance of 5.18 feet to a point on said curve; thence South 69*02*08* West, a distance of 128.608 feet; thence South 75*03*650* West, a distance of 128.608 feet; thence North 10*45*27* East, a distance of 69*04 feet; thence North 10*38*09* West, a distance of 128.608 feet; thence North 10*45*27* East, a distance of 69*00*04* Fee a portion of Sections 13 and 38, Township 12 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

LEGEND

0.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

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

EASTERLY RIGHT OF WAY OF JOHN ANDERSON HIGHWAY N 1815'20"W BEARING DATUM BASED ON _

COMPUTER FILE NAME: GARDENS PLAT BNDRY LESS.DWG

DATE MARCH 02, 2020

040118B FILE NO .: -

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 1810'14" 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 L5	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 1810'12" 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
_11	S 20"59"54" E	822.65	L41	N 71°49'48" E	209.59
_12	S 21°21'56" E	50.00	L42	S 18'10'12" E	502.20'
_13	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
_15	S 20'51'44" E	115.00'	L45	S 20°54'33" E	320.03
_16	S 69°22'08" W	232.49	L46	S 69*00'06" W	366.35
_17	S 24'30'13" E	127.26	L47	S 71°51'35" W	50.81
_18	S 10'41'45" W	133.22	L.48	S 20'59'54" E	850.17
_19	S 40'42'12" W	202.16'	L49	S 69'22'08" W	129,47
_20	N 32*58"38" W	357.54	L50	N 20°59'54" W	449.86
_21	N 12°24 49" W	43.38	L51	S 73*36'50" W	20.06
.22	S 71'49'46" W	68.04	L52	N 20'59'54" W	507.49
.23	N 18'10'14" W	152.62	L53	N 09'38'09" W	1286.08
24	N 16'36'36" E	82.23	L54	N 47°26'49" E	5.96
.25	N 73'23'24" W	139.49	L54A	N 09°38'09" W	191.11'
.26	N 73°23'24" W	50.00'	L55	N 11°08'27" W	92.64
.27	N 73°23'24" W	139.49	L56	N 01'46'27" E	6.94
.28	S 16'36'36" W	62.75	L57	N 76"19'23" E	122.43
.29	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 2021-07

A RESOLUTION OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS CONFIRMING. PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Gardens at Hammock Beach Community Development District ("District") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors ("Board") noticed and conducted a public hearing on March 5, 2021 and continued to May 21, 2021, pursuant to Chapters 170, 190, and 197, Florida Statutes, relating to the imposition, levy, collection and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

- (a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.
- (b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management and drainage systems and related earthwork, potable water distribution systems (including

associated connection fees), reclaimed water distribution systems, sanitary sewer collection and conveyance systems (including associated connection fees), landscaping, irrigation and hardscape improvements, offsite roadway improvements, offsite utility improvements, and other infrastructure projects and services necessitated by the development of, and serving certain lands within Phase 1 of the development, the District (together the "Area One Project"), as further described in the *Master Engineer's Report*, dated February 27, 2020 (the "Engineer's Report") attached as Exhibit A hereto and incorporated herein by this reference.

- (c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.
- (d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Area One Project, the nature and location of which was initially described in Resolution 2021-04 and is shown in the Engineer's Report, and which Area One Project's plans and specifications are on file at 219 East Livingston Street, Orlando, Florida, 32801 ("District Records Offices"); (ii) the cost of such Area One Project be assessed against the lands specially benefited by such Area One Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.
- (e) The provision of said Area One Project, the levying of such Area One Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.
- (f) In order to provide funds with which to pay all or a portion of the costs of the Area One Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment revenue bonds, in one or more series (the "Bonds").
- (g) By Resolution 2021-04, the Board determined to provide the Area One Project and to defray the costs thereof by making Assessments on benefited property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Area One Project prior to the collection of such Assessments. Resolution 2021-04 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.
- (h) As directed by Resolution 2021-04, said Resolution 2021-04 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.
- (i) As directed by Resolution 2021-04, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.
- (j) As required by section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-05, fixing the time and place of a public

hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

- (k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.
- (l) On March 5, 2021, a public hearing and meeting of the Board ("**Public Hearing and Meeting**") was held in compliance with all legal requirements, including, but not limited to the requirements of Section 286.011, *Florida Statutes*. The Public Hearing and Meeting was held for the necessary public purpose of considering matters related to the levy and allocation of the Assessments. The public was invited to participate in the Public Hearing and Meeting by physical attendance or through submission of questions and comments to the District Manager in advance of the Public Hearing and Meeting.
- (m) At the Public Hearing and Meeting on March 5, 2021, at the time and place specified in paragraph (1) above, the Board met as an Equalization Board, opened and conducted such Public Hearing and Meeting, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.
- (n) Having considered the estimated costs of the Area One Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:
 - (i) that the estimated costs of the Area One Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
 - (ii) it is reasonable, proper, just and right to assess the cost of such Area One Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Methodology for Assessment Area One* dated February 27, 2020 (the "Area One Assessment Methodology," attached hereto as Exhibit B and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "Area One Assessments"); and
 - (iii) the Area One Assessment Methodology is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

- (iv) it is hereby declared that the Area One Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Area One Assessments thereon when allocated as set forth in Exhibit B;
- (v) it is in the best interests of the District that the Area One Assessments be paid and collected as herein provided; and
- (vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Area One Assessment Methodology in order to ensure that all parcels of real property benefiting from the Area One Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT AREA ONE PROJECT. That certain Area One Project for construction of infrastructure improvements initially described in Resolution 2021-04, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Area One Project and the costs to be paid by Area One Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Area One Assessments on the parcels specially benefited by the Area One Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Area One Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Area One Assessment against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Area One Assessments, then the District shall by

subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Area One Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Area One Assessment the difference, if any, between the Area One Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Area One Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Area One Assessments for the entire Area One Project has been determined, the term "Area One Assessment" shall, with respect to each parcel, mean the sum of the costs of the Area One Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Area One Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Area One Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Area One Project and the adoption by the Board of a resolution accepting the Area One Project, unless such option has been waived by the owner of the land subject to the Area One Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Area One Project costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Area One Project has been completed and a resolution accepting the Area One Project has been adopted by the Board, the Area One Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Area One Assessments may prepay the entire remaining balance of the Area One Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Area One Assessments does not entitle the property owner to any discounts for early payment.

- (b) The District may elect to use the method of collecting Area One Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Area One Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area One Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Area One Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.
- (c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Flagler County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

- (a) Pursuant to the Area One Assessment Methodology, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Area One Assessments securing the Bonds shall be allocated as set forth in the Area One Assessment Methodology. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Area One Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the trueup calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.
- (b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.
- (c) The foregoing is based on the District's understanding that Palm Coast Intracoastal, LLC, the current landowner and developer, intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Area One Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Area One Assessments

pursuant to this Resolution in excess of the total debt service related to the Area One Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Area One Assessment Methodology, to any assessment reallocation pursuant to this paragraph would result in Area One Assessments collected in excess of the District's total debt service obligation for the Area One Project, the Board shall by resolution take appropriate action to equitably reallocate the Area One Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Area One Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Area One Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Area One Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Area One Assessments without specific consent thereto. If at any time, any real property on which Area One Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Area One Assessments thereon), all future unpaid Area One Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Area One Assessments in the Official Records of Flagler County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2021.

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary	Chairman, Board of Supervisors

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

Exhibit B: Master Special Assessment Methodology for Assessment Area One, dated February

27, 2020



RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Gardens at Hammock Beach Community Development District ("District") prior to June 15, 2021, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"); and

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

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: September 17, 2021

HOUR: 12:00 P.M.

LOCATION: Hilton Garden Inn Palm Coast/Town Center

55 Town Center, Blvd Palm Coast, Florida

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF MAY, 2021.

ATTEST:	GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary	Its:

Gardens at Hammock Beach

Community Development District

Proposed Budget FY 2022

GMS

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1	General Fund
2-4	General Fund Narrative

Gardens at Hammock Beach

Community Development District Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	i	Projected Next 6 Months	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues							
Developer Contributions	\$ 72,251	\$ 27,391	\$	26,694	\$	54,085	\$ 77,251
Total Revenues	\$ 72,251	\$ 27,391	\$	26,694	\$	54,085	\$ 77,251
Expenditures							
General & Administrative							
Supervisor Fees	\$ 7,200	\$ 1,200	\$	2,400	\$	3,600	\$ 7,200
FICA Expense	\$ 551	\$ 92	\$	184	\$	275	\$ 551
Engineering	\$ 5,000	\$ -	\$	2,500	\$	2,500	\$ 5,000
Attorney	\$ 5,000	\$ 1,158	\$	2,200	\$	3,358	\$ 5,000
Dissemination	\$ 3,500	\$ -	\$	_	\$	-	\$ 3,500
Arbitrage	\$ -	\$ -	\$	-	\$	-	\$ 450
Trustee Fees	\$ -	\$ -	\$	-	\$	-	\$ 4,050
Annual Audit	\$ 2,500	\$ -	\$	-	\$	-	\$ 3,000
Management Fees	\$ 35,000	\$ 17,500	\$	17,500	\$	35,000	\$ 35,000
Information Technology	\$ 600	\$ 300	\$	300	\$	600	\$ 600
Website Maintenance	\$ 400	\$ 210	\$	200	\$	410	\$ 400
Telephone	\$ 100	\$ -	\$	50	\$	50	\$ 100
Postage	\$ 750	\$ 174	\$	240	\$	414	\$ 750
Insurance	\$ 5,500	\$ 5,000	\$	-	\$	5,000	\$ 5,500
Printing & Binding	\$ 500	\$ 212	\$	210	\$	422	\$ 500
Legal Advertising	\$ 5,000	\$ 1,179	\$	760	\$	1,939	\$ 5,000
Other Current Charges	\$ 350	\$ 45	\$	90	\$	135	\$ 350
Office Supplies	\$ 125	\$ 58	\$	60	\$	118	\$ 125
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$	-	\$	175	\$ 175
Total Expenses	\$ 72,251	\$ 27,302	\$	26,694	\$	53,995	\$ 77,251
Excess Revenues/(Expenditures)	\$ 1 THE RESERVE	\$ 90	\$		\$	90	\$

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.

<u>Attorney</u>

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.

Gardens at Hammock Beach Community Development District

GENERAL FUND BUDGET

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.

<u>Arbitrage</u>

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

Trustee Fees

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

Annual Audit

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

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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Gardens at Hammock Beach Community Development District

GENERAL FUND BUDGET

Telephone

Telephone and fax machine.

<u>Postage</u>

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.

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.

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 VII

SECTION C

SECTION 1

Gardens at Hammock Beach

Community Development District

Unaudited Financial Reporting March 31, 2021

GMS

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	Balance Sheet
***************************************	General Fund
:	Month to Month
	Developer Contributions Schedule

Gardens at Hammock Beach

Community Development District Combined Balance Sheet March 31, 2021

	G	eneral Fund
Assets:		
Cash	\$	801
Due From Developer	\$	8,211
Total Assets	\$	9,012
Liabilities:		
Accounts Payable	\$	7,410
Total Liabilities	\$	7,410
Fund Balances:		
Unassigned	\$	1,602
Total Fund Balances	\$	1,602
Total Liabilities & Fund Balance	\$	9,012

Gardens at Hammock Beach

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2021

		Adopted	Pror	ated Budget	12	Actual	
		Budget	The	u 03/31/21	Thr	u 03/31/21	Variance
Revenues							
Developer Contributions	\$	72,251	\$	27,391	\$	27,391	\$ •
Total Revenues	s	72,251	\$	27,391	\$	27,391	\$
Expenditures:							
General & Administrative:							
Supervisor Fees	\$	7,200	\$	3,600	\$	1,200	\$ 2,400
FICA Expense	\$	551	\$	275	\$	92	\$ 184
Engineering	\$	5,000	\$	2,500	\$	-	\$ 2,500
Attorney	\$	5,000	\$	2,500	\$	1,158	\$ 1,343
Dissemination	\$	3,500	\$	_	\$	_	\$ -
Annual Audit	\$	2,500	\$	-	\$	-	\$ _
Management Fees	\$	35,000	\$	17,500	\$	17,500	\$ (0)
Information Technology	\$	1,000	\$	500	\$	510	\$ (10)
Telephone	\$	100	\$	50	\$	_	\$ 50
Postage	\$	750	\$	375	\$	174	\$ 201
Insurance	\$	5,500	\$	5,500	\$	5,000	\$ 500
Printing & Binding	\$	500	\$	250	\$	212	\$ 39
Legal Advertising	\$	5,000	\$	2,500	\$	1,179	\$ 1,321
Other Current Charges	\$	350	\$	175	\$	45	\$ 130
Office Supplies	\$	125	\$	63	\$	58	\$ 4
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$ -
Total General & Administrative:	\$	72,251	\$	35,963	\$	27,301	\$ 8,662
Total Expenditures	\$	72,251	\$	35,963	\$	27,301	\$ 8,662
Excess Revenues (Expenditures)	\$	SE ST	AL I	3 18 1	\$	90	
Fund Balance - Beginning	\$	**************************************	3 3		\$	1,512	
Fund Balance-Ending	\$		22.35		\$	1,602	

Gardens at Hammock Beach Community Development District Month to Month

THE RESERVE	A WILLIAM	000	Nov	Dick	1	E	Mar	Aor	May	wint.	100				
Revenues												S Pro	D.		i Otal
Developer Contributions	49	8,239 \$	•	\$ 996'9	•	3,976 \$	8,211	•	••	9	**	69	49	**	27,391
Total Revenues	8	8,239 \$		8 996'9	\$.	3,976 \$	8,211		,	•					604.504
Expenditures:															951/233
General & Administrative:															
Supervisor Fees	•	•	1	\$ 009	,	600	,	•	J				•	•	,
FICA Expense	49	69		\$ 95	1	46 \$	•	. 60	. 49	• • <u>•</u>	9 46				002,1
Engineering	49	1	•	**	49	*	,	- 45	. 49	÷ 47) 6 /1		•		76
Attorney	40	55 \$	•	\$ 805	\$ 262	**	,		•	• • • •	. 49	÷ 4/1			, 1150
Dissemination	49	69	•	S	•	•	•	45		· 49	+ 4/1	1			007'7
Annual Audit	₩.	•	•	•	**	•			•	• •	• •	+ 4 4) er		
Management Fees	₩	2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917	,	•	• ••	, sq.	. 49	,		17500
Information Technology	₩.	\$ 26	83 \$	83 \$	83 \$	83	83			٠ 49					0.51
Telephone	₩?	•	55	•	*		•	40	•	•	• •9				200
Postage	49	es m	148 \$	(175) \$	\$ 6	8	181		₩.	**	,		,		174
Insurance	*	\$ 0000	es Mi	•	\$5 **	s it	•		46	9	•	•			2000
Printing & Binding	40	48 \$	49	39 \$	9	37 \$	83		s,		49				213
Legal Advertising	**	\$ 28	25 \$	381 \$	27 \$	\$ 629	1		•	45	•9		• •	,	1179
Other Current Charges	•	15 \$	15 \$	•	•	¥2·	15		\$	44	• • •9			,	45
Office Supplies	49	13 \$	45	15 \$	15 \$	15 \$	0		49	•	- 4/ 2	- 49	• •		2 2
Dues, Licenses & Subscriptions	47 3	175 \$,	₩	49	**		,	49	- 65	+9	. 49	+ 49- 1	* **	175
Total General & Administrative:	s	8,405 \$	3,188 \$	4,413 \$	3,651 \$	4,365 \$	3,279		*	49	\$:	45	\$	•	27,301
Total Expenditures	**	8,405 \$	3,188 \$	4,413 \$	3,651 \$	4,365 \$	3,279		*	\$. 5	\$.			27,301
Excess Revenues (Expenditures)	\$	\$ (101)	2 (831.5)	2,553 \$	(3,651) \$	\$ (688)	4,932		*	. \$		\$	•		06
									H Stores	The same	And the second		Toronto de		0.00

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

Funding	Date	Date		Check		Total		General		General		General	Canita	2	Ower and	pue
Request	Prepared	Payment		Amount		Funding		Fund		Fund		Fund	One to	1 4	(chort)	
#		Received				Request	Po	Portion (19)	Po	Portion (20)	Ъ	Portion (21)	Demolonor	nor	Polong, Dun	7
FY2020												(1)	Develo	hari	Dalalic	ann a
1	10/31/19	1/21/20	69	8,548.28	69	8,548.28	69	1,942.95	69	3,290.33	6 9	,	₩1	3.315.00	4	
2	11/29/19	1/21/20	69	4,788.34	69	4,788.34	69	250.00	69	3,228.34	- 69	,	+ 6/3	1.310.00	÷ 64	
က	12/11/19	1/21/20	69	5,942.50	₩3	5,942.50	49		69	3,000.00	₩	*	+ 69	2,942.50	÷ 44	
4	1/16/20	1/27/20	69	6,991.91	€	6,991.91	₩		69	4,106.91	- 69		- 69	2.885.00	÷-	
ហ	2/7/20	2/18/20	₩	9,430.06	69	9,430.06	49	r	49	3,990.06	49	•	+ 4-9	5.440.00	+ 69	,
9	3/31/20	5/15/20	69	16,664.91	69	16,664.91	69	,	69	5,681.84	69		. 49	10.983.07	- 69	,
7	4/27/20	5/13/20	₩	9,529.15	69	9,529.15	69	,	69	3,024.15	69	,	49	6.505.00	÷ 69	,
89	5/15/20	6/22/20	69	3,823.93	49	3,823.93	€9	,	63	3,823.93	69		· (9		- 69	,
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										22.00=(22	,	П		Uracoura	9	-

Total Developer Contributions FY21

27,391.28

SECTION 2

Gardens At Hammock Beach

Community Development District

Revised Funding Request FY21 - #4 March 12, 2021

	Payee		General Fund FY2021		oital Outlay FY2021
1	Chiumento, Dwyer, Hertel, Grant				
	Inv# 10043 - General Counsel - January 2021	\$	595.00		
	Inv# 10042 - Bond Validation - January 2021	-	333.03	\$	55.00
2	Fedex				
	Inv# 7-300-23639 - Delivery	\$	168.13		
3	Governmental Management Services-CF, LLC				
	Inv# 86 - Management Fees - February 2021	\$	3,059.84		
	Inv# 87 - Management Fees - March 2021	\$	3,095.93		
4	Supervisor Fees				
	January 15, 2021				
	William Livingston	\$	215.30		
	Clint Smith	\$	215.30		
	David Lusby	\$	215.30		
	March 5,2021				
	William Livingston	\$	215.30		
	Clint Smith	\$	215.30		
	David Lusby	\$	215.30		
		\$	8,210.70	\$	55.00

Total: \$ 8,265.70

Please make check payable to:

Gardens at Hammock Beach CDD

219 E. Livingston Street Orlando, FL 32801

Chimmento 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

6200 Lee Vista Blvd

Suite 300

Orlando, FL 32822

Invoices@gmscfl.com

Gardens at Hammock Beach CDD - Bond Validation 190638

VED FEB 1 8 2021 oursian consenses

INVOICE

To January 31, 2021

Invoice Date

February 15, 2021

Invoice Number

10042

Due Date

Due Upon Receipt

Account Summary Previous Balance \$165.00 Payments Received \$0.00 **Outstanding Balance** \$165.00 Current Invoice \$55,00 Gardens at Hammock \$0.00 Beach CDD - Bond Validation - Prepaid Balance Total Due \$220.00

Payment Transactions

Date	Туре	Invoice#	Description	Amount
No payments	have been made o	n this account.	and the same and t	

Fee Detail

Date		Description	Hours	Rate	Total
1/27/2021	VLS	File meeting with Michael Chiumento.	0.20	\$275.00/hr	\$55.00
		Hours Total	0.20	Fee Total	\$55.00

Expense Detail

Date	Description	Quantity	Rate	Total
No expenses have t	been charged for this invoice.			
`minor;	No. of the second secon			
			Expenses Total	\$0.00

Fees \$55.00
Expense \$0.00

Current Due \$55.00

Outstanding Balance \$165.00

Total Due \$220.00

Timekeeper Summary

Timekeeper		Hours
Vincent Sullivan		0.20
	Total Hours	0.20

Chiumento Dwyer Hertel Grant

145 City Place, Suite 301 Palm Coast, FL 32164

Email: chiumento@legalteamforlife.com

Office: (386) 445-8900 www.legaiteamforlife.com



Bill to:

Gardens at Hammock Beach Community Development District

c/o Governmental Management Services - Central FL

6200 Lee Vista Blvd

Suite 300

Orlando, FL 32822

INVOICE

To January 31, 2021

Invoice Date

February 15, 2021

Invoice Number

10043

Due Date

Due Upon Receipt

Invoices@gmscfl.com

Gardens at Hammock Beach CDD-General Representation 190581

RECUIVED FEB 18 2021 of Vil

001-310-2100 - since

Account Summary

Previous Balance

\$507.50

Payments Received

\$0.00

Outstanding Balance

\$507.50

Current Invoice

\$595.00

\$0.00

Gardens at Hammock Beach CDD-General Representation - Prepaid

Balance

Total Due

\$1,102.50

Payment Transactions

Date	Туре	Invoice #	Description	Amount
No payment	s have been made o	n this account.		

Fee Detail

Date		Description	Hours	Rate	Total
1/12/2021	MC	Telephone conference with George Flint.	0.50	\$350.00/br	\$175.00
- total av	minima dans on a styring to the st	Mile year try year.			W-m

Date		Description		Hours	Rate	Total
1/15/2021	MC	Prepared for and attended Board of Supervisor's Meeting.		1.20	\$350.00/hr	\$420.00
		E	lours Total	1.70	Fee Total	\$595.00
Expense De	tail					
Dete		Description		Quantity	Rate	Total
No expenses i		rged for this invoice.			****	
					Expenses Total	\$0.00

Total Due	\$1,102.50
Outstanding Balance	\$507.50
Current Due	\$595,00
Expense	\$0.00
Fees	\$595.00

Timekeeper Summary

Timekeeper		Hours
Michael Chiumento III	***************************************	1.70
	Total Hours	1.70



Billing Address:

GARDENS AT HAMMOCK BEACH CDD 1408 HAMLIN AVE UNIT E

UNITE

SAINT CLOUD FL 34771-8588

Shipping Address:

GARDENS AT HAMMOCK BEACH CDD 1408 HAMLIN AVEUNITE

SAINT CLOUD FL 34771-8588

lavoice Questions? Contact FedEx Revenue Services

Phone:

800.622.1147

M-F7 AM to 8 PM CST Sa 7 AM to 6 PM CST

Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges

USD

\$168.13

TOTAL THIS INVOICE

USD

\$168.13

RECEIVED

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

MAR 11 2021

Remittance Advice

Your payment is due by Mar 23, 2021

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

իգիրեակնիկոկվիդինեններին գրերիկիկիկիկիկինիների

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





FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

The State of the S		Weight	Transportation	Spacial Hundring		
Third Party	4	0.8	123.92	44.21	Callette CARGE	168.12
THE LASE SET CONTRACTOR	3		3123.52	51401		

TOTAL THIS INVOICE

USD

\$168.13

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!

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 86

Invoice Date: 2/1/21

Due Date: 2/1/21

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2021		2,916.67	2,916.67
Information Technology - February 2021		83.33	83.33
Office Supplies		15.03	15.03
Postage		7.91	7.91
Copies		36.90	36.90

Total	\$3,059.84
Payments/Credits	\$0.00
Balance Due	\$3,059.84

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

RECUIVED

MAR 0 9 2021

Invoice#: 87 Invoice Date: 3/1/21 Due Date: 3/1/21

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021		2,916.67	2,916.67
Information Technology - March 2021		83.33	83.33
Office Supplies		0.27	0.27
Postage Market State of the Sta		13.16	13.16
Copies		82.50	82.50

Total	\$3,095.93
Payments/Credits	\$0.00
Balance Due	\$3,095.93

Attendance Confirmation For BOARD OF SUPERVISORS

	District Name:	Gardens at Hammoc	k Beach CDD
	Board Meeting Date:	January 15, 2	2021
Jajabana consens.	Name	In Attendance Please √	Fee Involved Yes / No
1	William Livingston		Yes (\$200)
2	Clint Smith	The second secon	Yes (\$200)
3	David Lusby		Yes (\$200)
4	marrial relation (s)	Video and video	()
5		at	

The supervisors present at the above referenced meeting should be compensated accordingly.

District Manager Signature

Date

Approved for Payment:

RETURN SIGNED DOCUMENT TO Ariel Lovera

Attendance Confirmation

BOARD OF SUPERVISORS

District Name:	Gardens at Hammock Beach CDD
Board Meeting Date:	March 5, 2021

HE	Name	In Attendance Please \[Fee Involved Yes / No
1	William Livingston		Yes (\$200)
2	Clint Smith		Yes (\$200)
3	David Lusby		Yes (\$200)
4		West to a second state of the second state of	()
5	1		()

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

District Manager Signature

3 | 5 | 2: Date

**RETURN SIGNED DOCUMENT TO District Accountant*

Gardens At Hammock Beach

Community Development District

Funding Request FY21 - #5 April 20, 2021

	Payee	FY2021
1	Daytona News Journal Inv# 0003709817 - Assessment Hearing - 02/10 & 02/17/21	\$ 659.08
2	Governmental Management Services-CF, LLC Inv# 88 - Management Fees - April 2021	\$ 3,017.40
	A Brend of the Countries of the Countrie	\$ 3,676.48

Total: \$ 3,676.48

Please make check payable to:

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

NEWS-JOURNAL

1-04 310-513-4 Hold

-	ACCOUNT NAME		ACCOUNT#	PAGE#	
1	Gardens At	Hammock Beach	464679	1 of 1	
	INVOICE #	BILLING PERIOD	PAYMENT DU	E DATE	
	0003709817 PREPAY (Mema Info)	UNAPPLIED (included in amt due)	March 20, 2021		
-			TOTAL AMOUNT DU		
	\$0.00	\$0.00	\$686.16		
E	BILLING INQUIRIE	S/ADDRESS CHANGES	FEDERAL	. ID	
	1-877-736-7612 or	smb@ccc.gannett.com	47-2390983		

BILLING ACCOUNT NAME AND ADDRESS

GARDENS AT HAMMOCK BEACH 219 E LIVINGSTON ST STE 1 ORLANDO, FL 32801-1508

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Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

000046467900000000000037098170006861667249

Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making-online payments. Previous account number reference if needed: DBN_1008098.

Date	Description	Amount
2/1/21	Salance Forward	\$432.75
2/19/21	PAYMENT - THANK YOU	-\$405.67
		-94UO.07

Legal Advertising:							
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
2/10/21	DTB Flagler/ Palm	5549075	GHB ASSESSMENT		4		
	Coast News Tribune		HEARING & MAP		ŧ	Full Page Tab	\$329.54
2/17/21	DTB Flagler/ Palm	5549075	GHB ASSESSMENT		1	NonModular	#200 F4
	Coast News Tribune		HEARING & MAP		'	Nominodulai	\$329.54

RECEIVED

MAR 2 2 2021

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT **ACCOUNT NAME** PAYMENT DUE DATE **AMOUNT PAID** Gardens At Hammock Beach NEWS-JOURNAL March 20, 2021 ACCOUNT NUMBER **INVOICE NUMBER** 464679 0003709817 CURRENT 30 DAYS 60 DAYS 90 DAYS 120+ DAYS UNAPPLIED DUE **TOTAL AMOUNT DUE** PAST DUE PAST DUE PAST DUE PAST DUE **PAYMENTS** \$659.08 \$27.08 \$0.00 \$0.00 \$0.00 \$0.00 \$686.16 REMITTANCE ADDRESS (Include Account# & Involce# on check) TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: paid, chk# 205 VISA MASTERCARD DISCOVER AMEX Daytona Beach News-Journal P.O. Box 630476 Card Number Cincinnati, OH 45263-0476 Exp Date **CVV Code** Signature Date

PROOF OF PUBLICATION

GOVERNMENTAL MANAGEMENT SERV GARDENS AT HAMMOCK BEACH Gardens At Hammock Beach 219 E Livingston ST # 1 Orlando FI. 32801-1508

STATE OF FLORIDA, COUNTY OF VOLUSIA

Before the undersigned authority personally appeared, who, on oath says that he/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 Classified Tab Legal CLEGL in the Court, was published in said newspaper in the issues

02/10/2021, 02/17/2021

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 said 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. Subscribed and swom to before on 02/17/2021

Legal Clerk

Notary, State of WI, County

My commision expires

Publication Cost:

\$659.08

Order No: Customer No: 5549075 464679

of Copies:

PO#:

THIS IS NOT AN INVOICE!

Please do not use this farm for payment remittance.

VICKY FELTY Notary Public State of Wisconsin

Page 1 of 2

MOTICE OF PUBLIC HEADING RELATING TO PUBLIC IMPROVEMENTS AND LEW'OF NOW-AD VALOREM ASSESSMENTS

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postant to Chaptere 170, 180 and all 18 phosts Statutes. Developable was alreas within the Dietitic its abnown between within the Dietitic its abnown between with the Dietitic its annually. Founds. The Dietitic proposed improvement, and proposed improvement, and publication, development, and published to master construction of personnel and the published to master condense with the construction of development, and alled to master condense when we collection system. regizations are assumed entrangement of processors, and of the property to be assessors, as the nature of the property to be assessors, as the nature of the Engineer's Report of proposed for the Engineer's Report of property of processor to weath or present to be assessed to weath or present to be assessed to weath or present or processor to weath or present of processor to weath or present of processor to weath or present of processors are the nature of processors and the nature of the processors of The public hearing will be conducted conservation

The Delitic identia to impose the accessions on benefited lands within 1994 Aff. Internating addition to the Delitic's Master Assessment Area Los, dated February 22, 2020 TAssessment Res. TAssessment Res. Assessment Methodology. The total annual to be separatit benefited annual to be separatit benefit and several within AMI 8 \$25,565,000 orbitals of feas and costs of coolection or enforcement, discounts for early payment and the assessment interest costs. The assessment may be pepala in winder in some ferances or may be pepala in winder in some ferances or may be padd in winder in some ferances or may be padd in winder in some ferances or may be padd in winder in some ferances or may be padd in not more shown that you always installments subsequent to the beautiful or did not only a subsequent to the beautiful or did not only a subsequent to the beautiful or did not only a subsequent to the beautiful or did not only an annual single or did not only a above, Initially, the total amount to be levied against each parcel shall be introsed on an equal per acreege basis across all of the benefiting Assessment Methodology?, which is watable to the public as indicated eage within the AA1. As plats are proved lots will be assessed in manner described in the Maxter

to flaurice the improvements. These universe assessments will be spiliothed on the Ragier County ten rell by the Tax Oblientes. Alternatively, the District may choose to directly pollect.

The District alto intesities to tecy and coffect, assessments on property within Add to cover the operation and maintenance of the District's finitesization. These amounts inspessments will be collected on processions on the communication of the float of the floa accontance with the provisions of Parata law. The public its and Parata law. The public its and place to be specified on the recent the hearing. There may be occasions the hearing. There may be occasions

The public hearing is open to the public and will be conducted in when one or more Supervisors or stall will perticipate by speaker

Punctignt to the provisions of or the Annivorse with Desabless & Act, any person requiring special Act, any person requiring special Act, and person reduction to any person and residing is action to contact the Defect. Office at 4(4).—48, 813-426-42, at least time callecter days prior to the Neering and meeting, if you are feering a release contract the Feedia Rivey or Services at 1-600-455-6770, for sething and person registers. All affected property owners have the right to appear at the public hearing and the right to file written objections of with the District width twenty, 420 days of the publication of this notice.

evidence upon which such appeal is to be based. The public hearing may be confinued to a date und thms deviate that will be amounted; of it the hearing. if anyone chooses to appeal my decision of the Board with respect to any matter considered at the meding, such person will meed a record of the proceedings and should contacting the District Office. which includes the testin

Governmental Management Services - Contra Florida, U.C. District Manager Grotige S. Flint

COST OF THOSE IN PRACTURE IN PRACTURE IN PRACTURE IN PRACTURE IN PRACTURE SPECIAL ASSESSMENTS. RESOLUTION 2021-04
A RESOLUTION OF
THE BOARD OF
SUPERNISORS OF THE
GARBERS AT MAMMOOF
BEACH COMMUNITY
OF V E. L. D. P. W. R. N. T.
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1.AND.S. MARCH THE SPECIAL ASSESSMENTS SHALL BE LEVELY, PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING

enjanovernente this 'emproyemente') described in the District's Englineer's Report, dated February 27, 2020, attached hereto es Rochilet A and motiporated beseen by intervence; WHEREAS, the Econt Separation (the "Goard") of Gendors at Harmook Beach contactly. Development Castell To "Development Castellia". construct or necentablest, entargo of entend, equip, acquire, operate anyther maintain the infrastructures

WHEREAS, it is in the fost to be believed to pay the cost of the improvements by special assessments pursuant to Chepter 1909, Fonds Statutes (the Massesments), and

180 on provinced by Chariter 180. He Undon Community Development Davice And Chapter 170. Supplemental and Altomative Method of Methods Local Municipal Intervenentals, and Chapter 197, the Usificam Methods for the "any Co-lection, and Ericament of Hondry Mariner Agreement of Hondry Mariner and Ericament of Hondry Mariner, for Indiana, Mariner 180, plays reachible acquire, on mariner, effect, plays and mariner, the mirror reachible acquires on mariner, and coffect for largest, buy and coffect for largest, buy the District WHEREAS,

harby defarment this property of the property of the property the property of 60 George Fijnt, Governmerral Aractement Service – Central bricka, LLC, 219 Eset Livingston freet, Chlande, Florida 32801, (the District Pecords Office 1), and WHENEAS, the District

WHEREAS, the Disnict hareby determines that the Assessments to be lavied will not screed the benealt to the proparty improved.

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NOW, THEREFORE, BE IT OF SECURED IN THE SECURED OF THE CONTROL OF

Ortal extensions cost of the Overneets of \$20,105,000 "Estimated Cost";

The Association will deliby approximately \$25,500,000, which includes a portion of the Estimated Cost Plus thereing states of cost Plus thereing states of cost Plus thereing states of cost Plus thereing states and confergency. uś

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Commence with the work with the work with the controlled with the There is no files at the Defect.

Description, an assessment of the control of th

The Menager of the Comment of the Co 10,

PASSERD AND ADOPTED this 15° day of January, 2021. This Pleachation shall become affective u

30

LOCATION MAP ASSESSMENT AREA ONE

PARKER MYNCHENBERG
& ASSOCIATES, INC.
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TORRESPOND AND MALK MALK ARCHETET
TORRESPOND AND MARKETERS.

AND PROFESSION AN

EXHIBIT A

92/27/280

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$3,017.40

\$3,017.40

\$0.00

Bill To:

Gardens at Hammock Beach CDD 219 E. Livingston St. Orlando, FL 32801 Invoice #: 88 Invoice Date: 4/1/21 Due Date: 4/1/21 Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021 Information Technology - April 2021		2,916.67	2,916.67
Office Supplies	COLUMN CONTRACTOR PROPERTY AND ADDRESS OF THE PERTY ADDRESS OF THE PERTY ADDRESS OF THE PERTY AND ADDRESS OF THE PERTY AND ADDRESS OF THE PERTY ADDRESS OF THE PE	83.33 15.00	83.33 15.00
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Total

Payments/Credits

Balance Due

Gardens At Hammock Beach

Community Development District

Funding Request FY21 - #6 May 13, 2021

	Payee		General Fund FY2021	
2	Governmental Management Services-CF, LLC Inv# 89 - Management Fees - May 2021		\$	3,005.00
atii		1000	\$	3,005.00
		Total:	\$	3,005.00

Please make check payable to:

Gardens at Hammock Beach CDD

219 E. Livingston Street Orlando, FL 32801

GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 89

invoice Date: 5/1/21 Due Date: 5/1/21

Case:

P.O. Number:

Bill To:

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

Description	Hours/Oty	Rate	Amount
Management Fees - May 2021 Information Technology - May 2021 Office Supplies		2,916.67	2,916.67
Mice Supplies		83,33	83.33
ostage in the second se		0.27 4.73	0.27 4.73
			79.60
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MAY 1 1 2021			
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		1	
	1		
		1	
		1	

Total	\$3,005.00		
Payments/Credits	\$0.00		
Balance Due	\$3,005.00		

SECTION 3

Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.com

April 20, 2021

Lauren Vanderveer Gardens at the Hammock Beach CDD 135 W. Central Blvd, Suite 320 Orlando, Florida 32801

RE: CDD Registered Voters

Dear Lauren Vandeveer:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Gardens at the Hammock Beach Community Development District as of April 15, 2021 is $\underline{\mathbf{0}}$

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart Supervisor of Elections

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Annual Audit Services for Fiscal Year 2021Flagler County, Florida

INSTRUCTIONS TO PROPOSE

- **SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday**, **September 3, 2021, at 2:00 P.M.**, at the offices of District Manager, located 219 East Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.
- **SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with al such laws, ordinances and regulations.
- **SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
- **SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- **SECTION 5. SUBMISSION OF PROPOSAL.** Submit seven (7) copies and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services Gardens at Hammock Beach Community Development District" on the face of it.
- **SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
- **SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

- **SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.
- **SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
- **SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.
- **SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.
- **SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.
 - A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
 - B. Describe proposed staffing levels, including resumes with applicable certifications.
 - C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
 - D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2021, 2022, 2023, 2024, 2025. The District intends to enter into five (5) separate one-year agreements.
 - E. Provide a proposed schedule for performance of the audit.
- **SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.
- **SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel.

(20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience.

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work.

(20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services.

(20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Gardens at Hammock Beach Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2021, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 East Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Gardens at Hammock Beach Community Development District." Proposals must be received by Friday, September 3, 2021, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George Flint Governmental Management Services - Central Florida, LLC District Manager