

*Gardens at Hammock Beach
Community Development District*

Agenda

July 21, 2023

AGENDA

Gardens at Hammock Beach Community Development District

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

July 14, 2023

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

Dear Board Members:

The meeting of the Board of Supervisors of Gardens at Hammock Beach Community Development District will be held Friday, July 21, 2023 at 12:30 PM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 19, 2023 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and
5. Consideration of Fiscal Year 2023-2024 Developer Funding Agreement
6. Consideration of Resolution 2023-06 Designating Assistant Treasurer of the District
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #19
 - iii. Approval of Fiscal Year 2024 Meeting Schedule
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Enclosures

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, May 19, 2023 at 12:30 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Clint Smith	Chairman
David Lusby	Vice Chairman
William Livingston	Assistant Secretary
David Root	Assistant Secretary

Also present was:

George Flint	District Manager
Jeremy LeBrun	GMS
Michael Chiumento, III	District Counsel
Ken Belshe	Palm Coast Intracoastal, LLC

The following is a summary of the discussions and actions taken at the May 19, 2023 Gardens at Hammock Beach Community Development District's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 12:30 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the Oath of Office to Mr. Smith and Mr. Root.

B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint presented Resolution 2023-01, which was included in the agenda package. It canvasses and certifies the results of the Landowners' Election held on November 18, 2022. The Board served as the Canvassing Board for purposes of certifying the Landowners' Election. Mr.

Smith received 819 votes for a four-year term, Ms. Bunch received 817 votes for a four-year term and Mr. Root received 815 votes for a two-year term.

On MOTION by Mr. Lusby seconded by Mr. Livingston with all in favor Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2023-02 Electing Officers

Mr. Flint presented Resolution 2023-02, Electing the Officers of the District, which was required by Statute after each election. Currently, Mr. Smith was Chairman, Mr. Lusby was Vice Chairman, Mr. Livingston, Ms. Bunch and Mr. Root served as Assistant Secretaries, Mr. Flint was Secretary, Ms. Jill Burns was Treasurer and Ms. Katie Costa was Assistant Treasurer.

On MOTION by Mr. Livingston seconded by Mr. Lusby with all in favor electing the current slate of officers as evidenced by Resolution 2023-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 16, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the November 18, 2022 Landowners' Meeting

Mr. Flint presented the minutes of the September 16, 2022 Board of Supervisors meeting, which were included in the agenda package. There were no corrections.

On MOTION by Mr. Smith seconded by Mr. Root with all in favor the Minutes of the September 16, 2022 Board of Supervisors Meeting were approved, as presented.

Mr. Flint presented the minutes of the November 18, 2022 landowners' meeting, which were included in the agenda package. There were no corrections.

On MOTION by Mr. Smith seconded by Mr. Root with all in favor the Minutes of the November 18, 2022 Landowners' Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Funding Agreement

SIXTH ORDER OF BUSINESS

Consideration of Form of Assignment of Contractor Agreement for Master Infrastructure Project

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03 Direct Purchase Authorization

Mr. Flint recalled that these items were listed on the agenda for the last meeting, which was not held. The developer requested deferring action on these items at this time, as it was contemplated that the District would acquire the improvements later in the construction process, versus assigning the contract and the District constructing the improvements.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2022 Audit Report

Mr. Flint presented the Fiscal Year 2021 Audit Report, which was included in the agenda package. As the CDD was a Government entity, it was required to have an annual independent audit by Statute. It was a clean audit with no current or prior year findings or recommendations and the District complied with the provisions of the Auditor General of the State of Florida.

On MOTION by Mr. Smith seconded by Mr. Root with all in favor accepting the draft Fiscal Year 2022 Audit Report and authorizing transmittal of the final report to the State of Florida was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint stated that each year, the CDD was required to approve a Proposed Budget by June 15th of each year and set the date, place and time of the public hearing for final consideration. Resolution 2023-01, which was included in the agenda package, included Exhibit A, the Proposed Budget. The public hearing was scheduled for July 21, 2023 at 12:30 p.m. at this location. It was an administrative budget, contemplating that the District would continue to operate under a Developer Funding Agreement in lieu of imposing assessments. It increased by \$500.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor Resolution 2023-04 Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing for July 21, 2023 at 12:30 p.m. at this location was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer and Maintenance Report

There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the Unaudited Financials through March 31, 2023, which were included in the agenda package. No action was required by the Board.

ii. Ratification of Funding Requests #11 - #18

Mr. Flint presented Funding Requests #11 through #18, which were included in the agenda package and were transmitted to the developer under the Developer Funding Agreement.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Funding Requests #11 and #18 were ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint reported as of April 15, 2023, there were no registered voters in the District, according to the Flagler County Supervisor of Elections.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor’s Request

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023 submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Gardens at Hammock Beach Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set July 21, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Gardens at Hammock Beach Community Development District for the Fiscal Year Ending September 30, 2024”, as adopted by the Board of Supervisors on July 21, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Gardens at Hammock Beach Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

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

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

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF JULY, 2023.

ATTEST:

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

Secretary/Assistant Secretary

By: _____

Its: _____

Gardens at Hammock Beach
Community Development District

Proposed Budget
FY 2024



Table of Contents

1 General Fund

2-5 General Fund Narrative

Gardens at Hammock Beach

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	\$ 80,048	\$ 34,384	\$ 24,290	\$ 58,674	\$ 80,430
Total Revenues	\$ 80,048	\$ 34,384	\$ 24,290	\$ 58,674	\$ 80,430
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 7,200	\$ 800	\$ 2,400	\$ 3,200	\$ 7,200
FICA Expense	\$ 551	\$ 61	\$ 184	\$ 245	\$ 551
Engineering	\$ 5,000	\$ -	\$ 1,667	\$ 1,667	\$ 5,000
Attorney	\$ 5,000	\$ 1,281	\$ 1,667	\$ 2,948	\$ 5,000
Dissemination	\$ 3,500	\$ -	\$ -	\$ -	\$ 3,500
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Annual Audit	\$ 3,300	\$ 3,300	\$ -	\$ 3,300	\$ 3,300
Management Fees	\$ 36,750	\$ 24,500	\$ 12,250	\$ 36,750	\$ 36,750
Information Technology	\$ 750	\$ 500	\$ 250	\$ 750	\$ 750
Website Maintenance	\$ 500	\$ 333	\$ 167	\$ 500	\$ 500
Telephone	\$ 100	\$ -	\$ 33	\$ 33	\$ 100
Postage	\$ 750	\$ 63	\$ 250	\$ 313	\$ 750
Insurance	\$ 5,822	\$ 5,563	\$ -	\$ 5,563	\$ 6,119
Printing & Binding	\$ 500	\$ 6	\$ 167	\$ 173	\$ 500
Legal Advertising	\$ 5,000	\$ 746	\$ 1,667	\$ 2,412	\$ 5,000
Other Current Charges	\$ 525	\$ 427	\$ 175	\$ 602	\$ 610
Office Supplies	\$ 125	\$ 1	\$ 42	\$ 43	\$ 125
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Expenditures	\$ 80,048	\$ 37,757	\$ 20,917	\$ 58,674	\$ 80,430
Excess Revenues/(Expenditures)	\$ -	\$ (3,373)	\$ 3,373	\$ -	\$ -

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:

General & 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 provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Parker, Mynchenberg & Associates, Inc. for this service.

Attorney

The District's legal counsel provides 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. Governmental Management Services – Central Florida, LLC provides these services.

Arbitrage

The District will contract with AMTEC, 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 that are deposited with a Trustee at US Bank, N.A.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau & Associates will provide this services.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these services.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

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. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

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. Governmental Management Services – Central Florida, LLC provides these services.

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 V

Gardens at Hammock Beach Community Development District
Fiscal Year 2024 Funding Agreement

This Agreement is made and entered into this **21st day of July, 2023** by and between:

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

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

Recitals

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

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

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

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2024, which year commences on October 1, 2023, and concludes on September 30, 2024; and

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

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2024 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2024 as described in **Exhibit A**, and as may be amended from time to time by the District.

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

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

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

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

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

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

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

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

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

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

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

10. The Agreement shall take effect as of October 1, 2023.

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

Attest:

**Gardens at Hammock Beach
Community Development District**

Secretary/ Assistant Secretary

Chairman/Vice Chairman

Witnesses:

Palm Coast Intracoastal, LLC

By: _____

[Print Name]

By: _____

Its: _____

[Print Name]

Exhibit A: Fiscal Year 2024 Budget

SECTION VI

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Gardens at Hammock Beach Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of July, 2023.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C

SECTION 1

Gardens at Hammock Beach
Community Development District

Unaudited Financial Reporting
May 31, 2023



Table of Contents

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

Gardens at Hammock Beach

Community Development District

Combined Balance Sheet

May 31, 2023

	<i>General Fund</i>	
Assets:		
Cash:		
Operating Account	\$	1,125
Due From Developer	\$	6,443
Total Assets	\$	7,568
Liabilities:		
Accounts Payable	\$	9,661
Total Liabilities	\$	9,661
Fund Balances:		
Unassigned	\$	(2,093)
Total Fund Balances	\$	(2,093)
Total Liabilities & Fund Balance	\$	7,568

Gardens at Hammock Beach

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Developer Contributions	\$ 80,048	\$ 34,384	\$ 34,384	\$ -
Total Revenues	\$ 80,048	\$ 34,384	\$ 34,384	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 7,200	\$ 4,800	\$ 800	\$ 4,000
FICA Expense	\$ 551	\$ 367	\$ 61	\$ 306
Engineering	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Attorney	\$ 5,000	\$ 3,333	\$ 1,281	\$ 2,052
Dissemination	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Annual Audit	\$ 3,300	\$ 3,300	\$ 3,300	\$ -
Management Fees	\$ 36,750	\$ 24,500	\$ 24,500	\$ -
Information Technology	\$ 750	\$ 500	\$ 500	\$ -
Website Maintenance	\$ 500	\$ 333	\$ 333	\$ (0)
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 750	\$ 500	\$ 63	\$ 437
Insurance	\$ 5,822	\$ 5,822	\$ 5,563	\$ 259
Printing & Binding	\$ 500	\$ 333	\$ 6	\$ 327
Legal Advertising	\$ 5,000	\$ 3,333	\$ 746	\$ 2,588
Other Current Charges	\$ 525	\$ 350	\$ 427	\$ (77)
Office Supplies	\$ 125	\$ 83	\$ 1	\$ 82
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 80,048	\$ 51,131	\$ 37,757	\$ 13,374
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (3,373)	
Fund Balance - Beginning	\$ -		\$ 1,280	
Fund Balance - Ending	\$ -		\$ (2,093)	

Gardens at Hammock Beach

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 8,913	\$ 3,588	\$ -	\$ 4,326	\$ 7,793	\$ 3,320	\$ -	\$ 6,443	\$ -	\$ -	\$ -	\$ -	\$ 34,384
Total Revenues	\$ 8,913	\$ 3,588	\$ -	\$ 4,326	\$ 7,793	\$ 3,320	\$ -	\$ 6,443	\$ -	\$ -	\$ -	\$ -	\$ 34,384
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,155	\$ -	\$ -	\$ -	\$ 126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,281
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Information Technology	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ 500
Website Maintenance	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ 333
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 7	\$ 0	\$ 3	\$ -	\$ 52	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 63
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Printing & Binding	\$ 2	\$ -	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 421	\$ 44	\$ 226	\$ -	\$ 27	\$ -	\$ -	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ 746
Other Current Charges	\$ 50	\$ 38	\$ 39	\$ 148	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ 427
Office Supplies	\$ 0	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 10,540	\$ 4,110	\$ 3,437	\$ 3,318	\$ 3,409	\$ 3,205	\$ 6,505	\$ 3,233	\$ -	\$ -	\$ -	\$ -	\$ 37,757
Excess (Deficiency) of Revenues over Expenditures	\$ (1,626)	\$ (523)	\$ (3,437)	\$ 1,008	\$ 4,383	\$ 115	\$ (6,505)	\$ 3,211	\$ -	\$ -	\$ -	\$ -	\$ (3,373)

Gardens at Hammock Beach
Community Development District
Developer Contributions/Due from Developer FY2023

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (22)	General Fund Portion (23)	Capital (Due From Developer)	Over and (short) Balance Due
FY 2023								
13	10/13/22	11/17/22	\$ 9,709.68	\$ 9,709.68	\$ 971.20	\$ 8,738.48	\$ -	\$ -
14	11/3/22	44887	\$ 3,414.16	\$ 3,414.16	\$ 2,637.16	\$ 175.00	\$ 602.00	\$ -
15	11/16/22	11/19/22	\$ 3,587.67	\$ 3,587.67		\$ 3,587.67	\$ -	\$ -
16	1/4/23	1/25/23	\$ 4,326.32	\$ 4,326.32		\$ 4,326.32	\$ -	\$ -
17	2/10/23	4/5/23	\$ 7,792.69	\$ 7,792.69		\$ 7,792.69	\$ -	\$ -
18	3/22/23	4/12/23	\$ 3,320.38	\$ 3,320.38		\$ 3,320.38	\$ -	\$ -
19	5/4/23			\$ 6,443.28		\$ 6,443.28	\$ -	\$ 6,443.28
Due from Developer			\$ 32,150.90	\$ 38,594.18	\$ 3,608.36	\$ 34,383.82	\$ 602.00	\$ 6,443.28
Total Developer Contributions FY23				\$ 34,383.82				

SECTION 2

Gardens At Hammock Beach

Community Development District

Funding Request - #19
May 04, 2023

Payee		General Fund FY2023	
1	Grau and Associates Inv# 23854 - AUDIT FYE 09/30/2022	\$	3,300.00
2	Governmental Management Services-CF, LLC Inv# 113 - Management Fees - April 2023	\$	3,166.67
3	Daytona Beach News-Journal Fee waived- Per Roberto Lopez	\$	(23.44)
		\$	6,443.23

Please make check payable to:

Gardens at Hammock Beach CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #3
 1001 Bradford Way
 Kingston, TN 37763

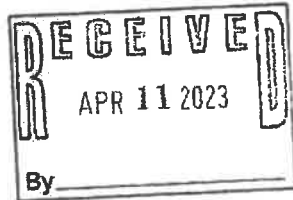
Invoice

Invoice #: 113
 Invoice Date: 4/1/23
 Due Date: 4/1/23
 Case:
 P.O. Number:

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

310-513

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023 340		3,062.50	3,062.50
Website Administration - April 2023 342		62.50	62.50
Information Technology - April 2023 361		62.50	62.50
Total			\$3,166.67
Payments/Credits			\$0.00
Balance Due			\$3,166.67



Grau and Associates #13

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Gardens at Hammock Beach Community Development District
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

RECEIVED
APR 05 2023

Invoice No. ~~23854~~
Date 04/04/2023

310-53-322

SERVICE

AMOUNT

Audit FYE 09/30/2022

\$ 3,300.00

Current Amount Due

\$ 3,300.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

SECTION 3

**NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2024**

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

There may be occasions when one or more Supervisors will participate by telephone at the meetings.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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