

*Gardens at Hammock Beach
Community Development District*

Agenda

July 18, 2025

AGENDA

Gardens at Hammock Beach

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 11, 2025

**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 18, 2025 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. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2025-09 Electing an Assistant Secretary
4. Approval of Amended Minutes of the May 16, 2025 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2026 Deficit Funding Agreement
7. District Goals & Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute
8. Ratification Items
 - A. Series 2024-2 Requisitions #12 - #13
 - B. Second Supplemental Master Declaration of CCREs for Veranda Bay
9. Staff Reports
 - A. Attorney
 - B. Engineer and Maintenance Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2026 Meeting Schedule
10. Other Business

11. Supervisor's Requests

12. 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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Enclosures

SECTION III

SECTION C

RESOLUTION 2025-09

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

WHEREAS, the 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 Secretary.

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

SECTION 1. _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 18th day of July, 2025.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 16, 2025 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
Ken Belshe	Vice Chairman
William Livingston	Assistant Secretary
Denise Bunch	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	District Manager
Vincent Sullivan	District Counsel

The following is a summary of the actions taken at the May 16, 2025 Board of Supervisors meeting of the Gardens at Hammock Beach Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun 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 Oath of Office to Newly Elected Board Members

Mr. Livingston and Ms. Bunch were sworn in prior to the meeting.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. LeBrun presented Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election held in November. Mr. William Livingston and Mr. David Lusby received 500 votes and would serve a four-year term and Mr. David Root received 499 votes and would

serve a two-year term. However, Mr. Root and Mr. Lusby resigned after the Landowners' Election.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

C. Acceptance of Resignation of David Lusby and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Accepting the Resignation of Mr. David Lusby was approved.

Mr. LeBrun indicated that the Board could appoint someone to that open seat, at this meeting or delay it to a future meeting. However, there were only three members of the Board, which may be difficult for quorum purposes. Mr. Livingston asked if he could appoint his wife. Mr. Flint stated to the extent that they did not discuss CDD business, there were situations where husbands and wives served on Boards. Mr. Smith nominated Mr. Ken Belshe to serve the remainder of Mr. Lusby's term.

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor appointing Mr. Ken Belshe to the vacant seat with a term ending November 2028 was approved.

Mr. LeBrun, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ken Belshe.

D. Acceptance of Resignation of David Root and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2028

On MOTION by Mr. Smith seconded by Mr. Livingston with all in favor Accepting the Resignation of Mr. David Root was approved.

There was Board consensus to table filling the vacancy.

E. Election of Officers

F. Consideration of Resolution 2025-02 Electing Officers

Mr. LeBrun stated that anytime there was an appointment or an election, the Board had the opportunity to elect officers and presented Resolution 2025-02. Currently, Mr. Clint Smith was Chairman, there was no Vice Chairman and Mr. William Livingston and Ms. Denise Bunch

served as Assistant Secretaries. Mr. Livingston nominated Mr. Belshe as Vice Chairman and keeping the remaining officers the same.

On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor electing Mr. Ken Belshe as Vice Chair and retaining the same officers as evidenced by Resolution 2025-02 was approved.

FOURTH ORDER OF BUSINESS

Approval of Amended Minutes of the September 20, 2024 Meeting and Acceptance of Minutes of the November 15, 2024 Landowners' Meeting

Mr. LeBrun presented the amended minutes of the September 20, 2024 and November 15, 2024 meetings, which were included in the agenda package.

On MOTION by Mr. Belshe seconded by Mr. Smith with all in favor the Amended Minutes of the September 20, 2024 Meeting were approved as presented and the Minutes of the November 15, 2024 Landowners' Meeting were accepted.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Mr. LeBrun recalled that the Board selected Grau & Associates and they completed the Fiscal Year 2024 audit, which was included in the agenda package. There were no current or prior year findings or recommendations and the District complied with the provisions of the Auditor General of the State of Florida. It was a clean audit. With the Board's approval, it would be transmitted to the State.

On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor accepting the Fiscal Year 2024 Audit Report and transmitting to the State of Florida was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. LeBrun 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 2025-03, which was included in the agenda package, included Exhibit A, the Proposed Budget for Fiscal Year 2026, which starts on October 1st. The public hearing was scheduled for July 18, 2025 at 12:30 p.m. at this location. It set the cap of the budget, which

could not be increased. There was consensus from the Board on their availability for July 18th. Mr. LeBrun indicated that there was a \$8,000 increase from the current year to what was proposed for next year, on the administrative side. The field expenditures included areas in Assessment Areas 1 and 2 that would undergo maintenance between October 1, 2025 and September 30, 2026. In Assessment Area 1, there were 211 units and 124 units in Assessment Area 2 paying \$940 per unit. Mr. Smith recommended increasing the *Contingency*, as it was low. Mr. Flint pointed out that there should be a Funding Agreement with the developer to cover any shortfalls. Mr. Belshe noted that there was a *Landscape Contingency* of \$2,000. Mr. Smith wondered if they should increase *Water & Sewer*, as the City of Palm Coast was increasing their water bills. Mr. Belshe reported that they were pumping out of a large retention lake and were waiting on Flagler Beach to provide reuse water and asked if the \$30,000 for *Water & Sewer* could be used for other things. Mr. Smith confirmed that the funds could be transferred to other line items. Mr. Livingston pointed out that the CDD should not have any sewer charges. Mr. Flint would reduce *Water & Sewer* to zero for Fiscal Year 2026 but explained that the budget was based on historicals and they were being conservative. As long as total expenses did not exceed the total budget, they did not have to amend the budget. Mr. Smith felt that *Electric – Irrigation/Signs* may be too low.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Resolution 2025-03 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing for July 18, 2025 at 12:30 p.m. at this location was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Change Order Proposal from JD Weber Construction Regarding Phase 2B and 2C Pond Cleanout

Mr. LeBrun presented a Change Order Proposal from JD Weber Construction regarding Phase 2B and 2C pond cleanout, which was included in the agenda package. It was submitted in October and was in the amount of \$5,500. Mr. Belshe indicated that it was for a pond that was part of the construction area that needed to be de-mucked.

On MOTION by Mr. Smith seconded by Mr. Belshe with all in favor the Change Order Proposal from JD Weber Construction regarding the Phase 2B and 2C pond cleanout in the amount of \$5,500 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Authorizing the Chair or Vice Chair to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements

NINTH ORDER OF BUSINESS

Acquisition of Assessment Area One, Stormwater, Potable Water, Utility Connections and Roads

- A. Veranda Bay Phase 1B and 1C**
 - i. Consideration of Resolution 2025-05 Approving the Conveyance of Real Property and Improvements from the Developer to the CDD and From the CDD to the City of Flagler Beach, Florida**
- B. Veranda Bay Phase 2B and 2C**
 - i. Consideration of Resolution 2025-06 Approving the Conveyance of Real Property and Improvements from the Developer to the CDD and From the CDD to the City of Flagler Beach, Florida**

Mr. Sullivan presented resolutions approving the conveyance of real property and improvements from the developer to the CDD and from the CDD to the City of Flagler Beach for Veranda Bay Phases 1B and 1C and Phases 2B and 2C, which were included in the agenda package. They were taking utility lines that were in the ground and some real property for where these utility locations were located. Resolution 2025-04 ratified Mr. Flint's signature on the request made to the City of Flagler Beach to convey the utility lines in the ground from the CDD to the City of Flagler Beach. It was already signed and submitted to the City of Flagler Beach and would be for consideration at a City Commission meeting on Thursday. Resolution 2025-04 also ratified Mr. Smith's signature on the request for the City of Flagler Beach. Resolution 2025-05 was for acceptance by the CDD from the developer to the CDD for this infrastructure. There was a proposed deed that was missing, but the developer was getting ready to record the plat and as soon as it becomes available, they would have the recording and parcel identification. Ms. Bunch pointed out there were two different parts, Phases 1B and 1C, which were ready and Phases 2B and 2C, which they were waiting for. Mr. LeBrun indicated that the remaining resolution was 2025-06, which was for Phases 2B and 2C.

On MOTION by Mr. Belshe seconded by Mr. Livingston with all in favor Resolution 2025-04 Authorizing the Chair or Vice Chair to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Resolution 2025-05

Approving the Conveyance of Real Property and Improvements from the Developer to the CDD and From the CDD to the City of Flagler Beach, Florida; and Resolution 2025-06 Approving the Conveyance of Real Property and Improvements from the Developer to the CDD and From the CDD to the City of Flagler Beach, Florida, were approved.

TENTH ORDER OF BUSINESS

Ratification Items

A. Series 2024-1 Requisitions #1 - #2 and Series 2024-2 Requisitions #1 - #11

Mr. LeBrun presented Requisition #1 for Palm Coast Intracoastal in the amount of \$4,367,635.53, Requisition #2 for Chiumento Law in the amount of \$6,456.50 and Requisitions #1 through #11 for the Series 2024-2 bonds. All requisitions were reviewed by staff and included in the agenda package. Mr. Smith questioned what the Board was doing. Mr. LeBrun explained that Requisitions #1 and #2 were from the Series 2024-1 bonds and Requisitions #1 through #11 were from the Series 2024-2 bonds. They were reviewed by the District Engineer and signed off and the Board was ratifying the requisitions. Mr. Flint pointed out that they were placed on the agenda to get it on the record, but the Board was not required to approve them. They just need to be signed by an authorized officer of the District and the District Engineer.

On MOTION by Mr. Livingston seconded by Mr. Smith with all in favor Requisitions #1 and #2 for the Series 2024-1 bonds and Requisitions #1 through #11 for the Series 2024-2 bonds were ratified.

B. LED Lighting Agreement with Florida Power & Light

Mr. LeBrun presented an LED Lighting Agreement with Florida Power & Light, which was included in the agenda package. The purpose was to transfer the streetlights that were in the developer's name to the CDD. The Board was ratifying Mr. Smith's signature. The CDD was already paying the bills, and the Board was ratifying the agreement.

On MOTION by Mr. Livingston seconded by Mr. Belshe with all in favor the LED Lighting Agreement with Florida Power & Light was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Smith asked if all of the paperwork was completed. Ms. Bunch confirmed that they were just waiting for all of the plat information.

B. Engineer and Maintenance Report

There being no comments, the next item followed.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint presented the Unaudited Financials through March 31, 2025, which were included in the agenda package. No action was required by the Board.

ii. Ratification of Funding Requests #34 - #36

Mr. LeBrun presented Funding Requests #34 through #36, which were included in the agenda package.

Mr. Smith MOVED to ratify Funding Requests #34 - #36 and Mr. Livingston seconded the motion.

Mr. Smith questioned who they were going to. Mr. Belshe explained that it was a Funding Agreement with the developer to fund the General Fund expenses. They were already submitted under the Funding Agreement in lieu of assessments and were being brought back to the Board to ratify them. Mr. Smith asked if they were already paid. Mr. LeBrun believed that they were paid, as they were from September.

On VOICE VOTE with all in favor the Funding Requests #34 - #36 were ratified.

iii. Presentation of Number of Registered Voters – 5

Mr. LeBrun reported that the District was required to announce, each year, the number of registered voters as of April 15th. As of April 15, 2025, there were five registered voters with the District according to the Flagler County Supervisor of Elections. No action was required by the Board. This was important for new Districts, because after six years from the creation and 250 registered voters living in the District, the seats would be transitioned to two general elector residents within the District. Mr. Flint confirmed that the District had been in existence for more than six years and they just needed 250 registered voters. Mr. Smith noted this would take a while.

TWELFTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisor's Request

Mr. Belshe reported that the developer would probably ask the CDD at some point, about de-annexing the west side of John Anderson Highway from the CDD. The reason was that the developer believed that the project was going to be bifurcated. Veranda Bay would remain on the east side of the road and would have a marina and other things, but the west side had its own separate type of development, with its commercial. Therefore, it would make more sense to have two CDDs and questioned the process. Mr. Flint explained that typically the owner of the land that wanted to be removed from the District, would send a letter to the District requesting that it be removed. Then the Board would adopt a resolution authorizing staff to prepare a petition to be submitted to the local governing authority, which in this case was Flagler County. In addition, typically there would be a Funding Agreement where the party requesting to be de-annexed would be obligated to fund the costs of amending the boundaries. Usually, District Counsel would prepare the petition to contract the boundaries and it would be submitted to Flagler County. Mr. Belshe asked if the property was annexed into Flagler Beach, whether the Board must make a decision. Mr. Flint pointed out in that case, the petition would have to go to both Flagler Beach and the city. Mr. Smith asked if Mr. Belshe assumed that everything would be annexed to the city. Mr. Belshe assumed that parts of the east side would be annexed to the county and everything on the west side would be annexed to the City of Flagler Beach. Mr. Flint pointed out if it goes to the county, it will have to be on the County Commission agenda, but usually annexing was not controversial. Mr. Sullivan would research who it would go to.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Chairman / Vice Chairman

SECTION V

SECTION A

RESOLUTION 2025-07

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, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025 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 18, 2025, 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 2025 and/or revised projections for Fiscal Year 2026.
- 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, 2026", as adopted by the Board of Supervisors on July 18, 2025.
- 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, 2025, and ending September 30, 2026, 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 DEBT SERVICE FUNDS (AA1 & AA2) \$_____

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 18TH DAY OF JULY, 2025.

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

Approved Budget
FY 2026



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Gardens at Hammock Beach

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Total Through 9/30/25	Approved Budget FY2026
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Revenues

Developer Contributions	\$ 106,047	\$ 1,486	\$ -	\$ 1,486	\$ 44,594
Assessments - Area 1	\$ 198,340	\$ 195,980	\$ 2,360	\$ 198,340	\$ 198,340
Assessments - Area 2	\$ 17,563	\$ 17,563	\$ (0)	\$ 17,563	\$ 116,560
Total Revenues	\$ 321,950	\$ 215,029	\$ 2,360	\$ 217,389	\$ 359,494

Expenditures

Administrative

Supervisor Fees	\$ 7,200	\$ 400	\$ 1,800	\$ 2,200	\$ 7,200
FICA Expense	\$ 551	\$ 31	\$ 138	\$ 169	\$ 551
Engineering	\$ 5,000	\$ 2,023	\$ 2,500	\$ 4,523	\$ 5,000
Attorney	\$ 5,000	\$ 12,596	\$ 1,200	\$ 13,796	\$ 10,000
Dissemination	\$ 3,500	\$ 2,825	\$ 876	\$ 3,701	\$ 3,605
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Trustee Fees	\$ 4,500	\$ -	\$ 2,250	\$ 2,250	\$ 4,500
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 41,200
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,236
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 750	\$ 138	\$ 250	\$ 388	\$ 750
Insurance	\$ 6,119	\$ 6,016	\$ -	\$ 6,016	\$ 7,268
Printing & Binding	\$ 500	\$ 23	\$ 250	\$ 273	\$ 500
Legal Advertising	\$ 5,000	\$ 111	\$ 2,500	\$ 2,611	\$ 5,000
Other Current Charges	\$ 610	\$ 416	\$ 120	\$ 536	\$ 610
Office Supplies	\$ 125	\$ 1	\$ 75	\$ 76	\$ 125
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 87,580	\$ 62,005	\$ 23,209	\$ 85,214	\$ 95,124

Field - Assessment Area 1

Field Management	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Electric - Streetlights	\$ 21,270	\$ 11,766	\$ 4,425	\$ 16,191	\$ 45,270
Electric - Irrigation/Signs	\$ 4,100	\$ 1,663	\$ 510	\$ 2,173	\$ 4,100
Water & Sewer	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Landscape Maintenance	\$ 130,000	\$ 29,658	\$ 10,212	\$ 39,870	\$ 130,000
Landscape Contingency	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Property Insurance	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000
Lake Maintenance	\$ 9,000	\$ 12,535	\$ 975	\$ 13,510	\$ 15,000
Stormwater Repairs & Maintenance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Irrigation Repairs	\$ 5,000	\$ 450	\$ 1,000	\$ 1,450	\$ 5,000
Sidewalk/Asphalt Repairs	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000

Total Field	\$ 234,370	\$ 56,072	\$ 18,122	\$ 74,194	\$ 264,370
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Total Expenditures	\$ 321,950	\$ 118,077	\$ 41,331	\$ 159,408	\$ 359,494
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Excess Revenues/(Expenditures)	\$ -	\$ 96,952	\$ (38,971)	\$ 57,981	\$ -
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Land Use	Units	Net Per Unit	Net Annual	Gross Per Unit	Gross Annual
1 - Assessment Area 1	211	\$ 940.00	\$ 198,340.00	\$ 1,000.00	\$ 211,000
2 - Assessment Area 2	124	\$ 940.00	\$ 116,560.00	\$ 1,000.00	\$ 124,000
Net Annual Assessment			\$ 314,900.00		\$ 335,000
			Less: Discounts & Collections (6%)		\$ (20,100)
Gross Annual Assessments					\$ 314,900

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

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.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

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.

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

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these services.

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.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc. 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 Commerce for \$175. This is the only expense under this category for the District.

Field – Assessment Area 1:

Field Management

The District will contract to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric – Streetlights

The District will incur cost for electric for streetlights.

Electric – Irrigation/Signs

The District will incur cost for electric for irrigation timers.

Water & Sewer

The District incurs cost for water. The District will contract with a utility company to provide this service.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Property Insurance

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the District.

Lake Maintenance

The District will contract to provide for the few Stormwater management facilities that the CDD will own and maintain.

Stormwater Repairs & Maintenance

Cost of repairs and maintenance to the stormwater systems of the District.

General Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Sidewalk/Asphalt Repairs

To record the cost of repairs to the sidewalks and asphalt.

Gardens at Hammock Beach
Community Development District
GENERAL FUND BUDGET

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Gardens at Hammock Beach

Community Development District

Approved Budget

Debt Service Fund Budget - Special Assessment Bonds, Series 2024-1 (AA1)

Description	Adopted Budget FY2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Total Through 9/30/25	Approved Budget FY2026
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REVENUES:

Special Assessments	\$ 347,083	\$ 342,954	\$ 4,129	\$ 347,083	\$ 345,438
Special Assessments - Prepayments	\$ -	\$ 23,555	\$ -	\$ 23,555	\$ -
Interest Earnings	\$ -	\$ 15,173	\$ 3,793	\$ 18,966	\$ 7,500
Carry Forward Surplus	\$ 99,248	\$ 100,275	\$ -	\$ 100,275	\$ 158,490
TOTAL REVENUES	\$ 446,331	\$ 481,956	\$ 7,922	\$ 489,879	\$ 511,428

EXPENDITURES:

Interest - 11/1	\$ 99,248	\$ 99,248	\$ -	\$ 99,248	\$ 135,182
Special Call - 2/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Interest - 2/1	\$ -	\$ 279	\$ -	\$ 279	\$ -
Interest - 5/1	\$ 137,420	\$ 136,862	\$ -	\$ 136,862	\$ 135,182
Principal - 5/1	\$ 70,000	\$ 70,000	\$ -	\$ 70,000	\$ 75,000
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
TOTAL EXPENDITURES	\$ 306,668	\$ 331,389	\$ -	\$ 331,389	\$ 345,364

Other Sources/(Uses)

Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL EXPENDITURES	\$ 306,668	\$ 331,389	\$ -	\$ 331,389	\$ 345,364
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EXCESS REVENUES (EXPENDITURES)	\$ 139,663	\$ 150,567	\$ 7,922	\$ 158,490	\$ 166,064
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Units	Gross Per Unit	Gross Annual	Interest Due 11/1/26	
210	\$1,750	\$367,487		\$133,382

Total Gross Assessment	\$ 367,487
Less: Discounts & Collection (6%)	\$ (22,049)
Net Annual Assessment	\$ 345,438

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Gardens at Hammock Beach
Community Development District
AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	5,020,000	4.800%	70,000	136,862	
11/01/25	4,950,000	4.800%		135,182	342,043.76
05/01/26	4,950,000	4.800%	75,000	135,182	
11/01/26	4,875,000	4.800%		133,382	343,563.76
05/01/27	4,875,000	4.800%	80,000	133,382	
11/01/27	4,795,000	4.800%		131,462	344,843.76
05/01/28	4,795,000	4.800%	80,000	131,462	
11/01/28	4,715,000	4.800%		129,542	341,003.76
05/01/29	4,715,000	4.800%	85,000	129,542	
11/01/29	4,630,000	4.800%		127,502	342,043.76
05/01/30	4,630,000	4.800%	90,000	127,502	
11/01/30	4,540,000	4.800%		125,342	342,843.76
05/01/31	4,540,000	4.800%	95,000	125,342	
11/01/31	4,445,000	4.800%		123,062	343,403.76
05/01/32	4,445,000	5.375%	100,000	123,062	
11/01/32	4,345,000	5.375%		120,374	343,436.26
05/01/33	4,345,000	5.375%	105,000	120,374	
11/01/33	4,240,000	5.375%		117,553	342,926.88
05/01/34	4,240,000	5.375%	110,000	117,553	
11/01/34	4,130,000	5.375%		114,596	342,148.75
05/01/35	4,130,000	5.375%	115,000	114,596	
11/01/35	4,015,000	5.375%		111,506	341,101.88
05/01/36	4,015,000	5.375%	125,000	111,506	
11/01/36	3,890,000	5.375%		108,146	344,651.88
05/01/37	3,890,000	5.375%	130,000	108,146	
11/01/37	3,760,000	5.375%		104,653	342,798.75
05/01/38	3,760,000	5.375%	140,000	104,653	
11/01/38	3,620,000	5.375%		100,890	345,542.50
05/01/39	3,620,000	5.375%	145,000	100,890	
11/01/39	3,475,000	5.375%		96,993	342,883.13
05/01/40	3,475,000	5.375%	155,000	96,993	
11/01/40	3,320,000	5.375%		92,828	344,820.63
05/01/41	3,320,000	5.375%	160,000	92,828	
11/01/41	3,160,000	5.375%		88,528	341,355.00
05/01/42	3,160,000	5.375%	170,000	88,528	
11/01/42	2,990,000	5.375%		83,959	342,486.25
05/01/43	2,990,000	5.375%	180,000	83,959	
11/01/43	2,810,000	5.375%		79,121	343,080.00
05/01/44	2,810,000	5.375%	190,000	79,121	
11/01/44	2,620,000	5.375%		74,015	343,136.25
05/01/45	2,620,000	5.650%	200,000	74,015	
11/01/45	2,420,000	5.650%		68,365	342,380.00
05/01/46	2,420,000	5.650%	210,000	68,365	
11/01/46	2,210,000	5.650%		62,433	340,797.50
05/01/47	2,210,000	5.650%	225,000	62,433	
11/01/47	1,985,000	5.650%		56,076	343,508.75
05/01/48	1,985,000	5.650%	240,000	56,076	
11/01/48	1,745,000	5.650%		49,296	345,372.50
05/01/49	1,745,000	5.650%	250,000	49,296	
11/01/49	1,495,000	5.650%		42,234	341,530.00
05/01/50	1,495,000	5.650%	265,000	42,234	
11/01/50	1,230,000	5.650%		34,748	341,981.25
05/01/51	1,230,000	5.650%	280,000	34,748	
11/01/51	950,000	5.650%		26,838	341,585.00
05/01/52	950,000	5.650%	300,000	26,838	
11/01/52	650,000	5.650%		18,363	345,200.00
05/01/53	650,000	5.650%	315,000	18,363	
11/01/53	335,000	5.650%		9,464	342,826.25
05/01/54	335,000	5.650%	335,000	9,464	344,463.75
Total			\$ 5,020,000	\$ 5,269,759	\$ 10,289,759

\$ -

Gardens at Hammock Beach

Community Development District

Approved Budget

Debt Service Fund Budget - Special Assessment Bonds, Series 2024-2 (AA2)

Description	Adopted Budget FY2025	Actuals Through 6/30/25	Projected Next 3 Months	Projected Total Through 9/30/25	Approved Budget FY2026
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REVENUES:

Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 618,857
Interest Earnings	\$ -	\$ 38,242	\$ 9,561	\$ 47,803	\$ 20,000
Carry Forward Surplus	\$ 681,694	\$ 688,753	\$ -	\$ 688,753	\$ 305,280

TOTAL REVENUES	\$ 681,694	\$ 726,995	\$ 9,561	\$ 736,555	\$ 944,136
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EXPENDITURES:

Interest - 11/1	\$ 180,858	\$ 180,858	\$ -	\$ 180,858	\$ 250,418
Interest - 5/1	\$ 250,418	\$ 250,418	\$ -	\$ 250,418	\$ 250,418
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 120,000

TOTAL EXPENDITURES	\$ 431,276	\$ 431,276	\$ -	\$ 431,276	\$ 620,836
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Other Sources/(Uses)

Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 431,276	\$ 431,276	\$ -	\$ 431,276	\$ 620,836
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EXCESS REVENUES (EXPENDITURES)	\$ 250,418	\$ 295,719	\$ 9,561	\$ 305,280	\$ 323,300
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Units	Gross Per Unit	Gross Annual	Interest Due 11/1/26	\$247,418
124	\$5,309	\$658,358		\$247,418

Total Gross Assessment	\$ 658,358
Less: Discounts & Collection (6%)	\$ (39,501)
Net Annual Assessment	\$ 618,857

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Gardens at Hammock Beach

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	8,785,000	5.000%		180,858	180,857.53
05/01/25	8,785,000	5.000%		250,418	
11/01/25	8,785,000	5.000%		250,418	500,836.26
05/01/26	8,785,000	5.000%	120,000	250,418	
11/01/26	8,665,000	5.000%		247,418	617,836.26
05/01/27	8,665,000	5.000%	125,000	247,418	
11/01/27	8,540,000	5.000%		244,293	616,711.26
05/01/28	8,540,000	5.000%	130,000	244,293	
11/01/28	8,410,000	5.000%		241,043	615,336.26
05/01/29	8,410,000	5.000%	140,000	241,043	
11/01/29	8,270,000	5.000%		237,543	618,586.26
05/01/30	8,270,000	5.000%	145,000	237,543	
11/01/30	8,125,000	5.000%		233,918	616,461.26
05/01/31	8,125,000	5.000%	150,000	233,918	
11/01/31	7,975,000	5.000%		230,168	614,086.26
05/01/32	7,975,000	5.600%	160,000	230,168	
11/01/32	7,815,000	5.600%		225,688	615,856.26
05/01/33	7,815,000	5.600%	170,000	225,688	
11/01/33	7,645,000	5.600%		220,928	616,616.26
05/01/34	7,645,000	5.600%	180,000	220,928	
11/01/34	7,465,000	5.600%		215,888	616,816.26
05/01/35	7,465,000	5.600%	190,000	215,888	
11/01/35	7,275,000	5.600%		210,568	616,456.26
05/01/36	7,275,000	5.600%	200,000	210,568	
11/01/36	7,075,000	5.600%		204,968	615,536.26
05/01/37	7,075,000	5.600%	210,000	204,968	
11/01/37	6,865,000	5.600%		199,088	614,056.26
05/01/38	6,865,000	5.600%	225,000	199,088	
11/01/38	6,640,000	5.600%		192,788	616,876.26
05/01/39	6,640,000	5.600%	240,000	192,788	
11/01/39	6,400,000	5.600%		186,068	618,856.26
05/01/40	6,400,000	5.600%	250,000	186,068	
11/01/40	6,150,000	5.600%		179,068	615,136.26
05/01/41	6,150,000	5.600%	265,000	179,068	
11/01/41	5,885,000	5.600%		171,648	615,716.26
05/01/42	5,885,000	5.600%	280,000	171,648	
11/01/42	5,605,000	5.600%		163,808	615,456.26
05/01/43	5,605,000	5.600%	295,000	163,808	
11/01/43	5,310,000	5.600%		155,548	614,356.26
05/01/44	5,310,000	5.600%	315,000	155,548	
11/01/44	4,995,000	5.600%		146,728	617,276.26
05/01/45	4,995,000	5.875%	335,000	146,728	
11/01/45	4,660,000	5.875%		136,888	618,615.63
05/01/46	4,660,000	5.875%	355,000	136,888	
11/01/46	4,305,000	5.875%		126,459	618,346.88
05/01/47	4,305,000	5.875%	375,000	126,459	
11/01/47	3,930,000	5.875%		115,444	616,903.13
05/01/48	3,930,000	5.875%	395,000	115,444	
11/01/48	3,535,000	5.875%		103,841	614,284.38
05/01/49	3,535,000	5.875%	420,000	103,841	
11/01/49	3,115,000	5.875%		91,503	615,343.76
05/01/50	3,115,000	5.875%	445,000	91,503	
11/01/50	2,670,000	5.875%		78,431	614,934.38
05/01/51	2,670,000	5.875%	475,000	78,431	
11/01/51	2,195,000	5.875%		64,478	617,909.38
05/01/52	2,195,000	5.875%	500,000	64,478	
11/01/52	1,695,000	5.875%		49,791	614,268.76
05/01/53	1,695,000	5.875%	530,000	49,791	
11/01/53	1,165,000	5.875%		34,222	614,012.51
05/01/54	1,165,000	5.875%	565,000	34,222	
11/01/54	600,000	5.875%		17,625	616,846.88
05/01/55	600,000	5.875%	600,000	17,625	
11/01/55					617,625.00
Total			\$ 8,785,000	\$ 10,383,813	\$ 19,168,813

\$ -

**Gardens at Hammock Beach CDD
Summary Assessment Chart**

Assessment Area	Product Type	Units	O&M	Debt Series 2004-1	Debt Series 2004-2	Total
1	SF - Assessment Area 1	211	\$ 1,000	\$ 1,750	\$ -	\$ 2,750
2	SF - Assessment Area 2	124	\$ 1,000	\$ -	\$ 5,309	\$ 6,309

(1) Per unit amounts include 4% for early payment discount and 2% for tax collector

SECTION B

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Gardens at Hammock Beach Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Flagler County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of July, 2025.

ATTEST:

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Gardens At Hammock Beach CDD FY 26 Assessment Roll	
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[illegible]

Parcel ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
13-12-31-7201-00000-0950	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7201-00000-0960	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7201-00000-0970	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7201-00000-0980	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7201-00000-1A01					\$0.00
13-12-31-7201-00000-1A02					\$0.00
13-12-31-7201-00000-1A03					\$0.00
13-12-31-7201-00000-1A04					\$0.00
13-12-31-7201-00000-1A05					\$0.00
13-12-31-7201-00000-1A06					\$0.00
13-12-31-7201-00000-1A07					\$0.00
13-12-31-7201-00000-1A08					\$0.00
13-12-31-7201-00000-1A09					\$0.00
13-12-31-7201-00000-1A0A					\$0.00
13-12-31-7201-00000-1A10					\$0.00
13-12-31-7201-00000-1A11					\$0.00
13-12-31-7201-00000-1A12					\$0.00
13-12-31-7201-00000-1A13					\$0.00
13-12-31-7202-00000-1440	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1450	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1460	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1470	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1480	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1490	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1500	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1510	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1520	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1530	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1540	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1550	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1560	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1570	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1580	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1590	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1600	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1610	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1620	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1630	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1640	1	\$1,000.00	\$0.00		\$1,000.00
13-12-31-7202-00000-1650	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1660	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1670	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1680	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1690	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1700	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1710	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1720	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1730	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1740	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1750	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1760	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1770	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1780	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1790	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1800	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1810	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1820	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1830	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1840	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1850	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1860	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1870	1	\$1,000.00	\$1,749.94		\$2,749.94
13-12-31-7202-00000-1880	1	\$1,000.00	\$1,749.94		\$2,749.94

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[illegible]

Parcel ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7220-00000-2A09					\$0.00
38-12-31-7220-00000-2A0A					\$0.00
38-12-31-7220-00000-2A0B					\$0.00
38-12-31-7220-00000-2A10					\$0.00
38-12-31-7220-00000-2A11					\$0.00
38-12-31-7220-00000-2A12					\$0.00
38-12-31-7220-00000-2A13					\$0.00
38-12-31-7220-00000-2A14					\$0.00
38-12-31-7220-00000-2A15					\$0.00
38-12-31-7220-00000-2A16					\$0.00
38-12-31-7220-00000-2A17					\$0.00
38-12-31-7220-00000-2A18					\$0.00
38-12-31-7220-00000-2A19					\$0.00
38-12-31-7220-00000-2A20					\$0.00
38-12-31-7220-00000-2A21					\$0.00
38-12-31-7220-00000-2A22					\$0.00
38-12-31-7220-000A0-2A01					\$0.00
38-12-31-7222-00000-2120	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2130	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2140	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2150	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2160	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2170	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2180	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2190	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2200	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2210	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2220	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2230	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2240	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2250	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2260	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2270	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2280	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2290	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2300	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2310	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2320	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2330	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2340	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2350	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2360	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2370	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2380	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2390	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2400	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2410	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2420	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2430	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2440	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2450	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2460	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2470	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2480	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2490	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2500	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2510	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2520	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2530	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2540	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2550	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2560	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-2570	1	\$1,000.00		\$1,749.94	\$2,749.94

[illegible]

Parcel ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7223-00000-3210	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3220	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3230	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3240	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3250	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3260	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3270	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7223-00000-3280	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3290	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3300	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3310	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3320	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3330	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3340	1	\$1,000.00		\$1,749.94	\$2,749.94
38-12-31-7222-00000-3350	1	\$1,000.00		\$1,749.94	\$2,749.94
Total Gross Onroll	124	\$335,000.00	\$367,487.40	\$216,992.56	\$919,479.96

Total Net Onroll		\$314,900.00	\$345,438.16	\$203,973.01	\$864,311.16
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Direct Billing	Units		
38-12-31-7222-00000-2120	1		\$3,559.40
38-12-31-7222-00000-2130	1		\$3,559.40
38-12-31-7222-00000-2140	1		\$3,559.40
38-12-31-7222-00000-2150	1		\$3,559.40
38-12-31-7222-00000-2160	1		\$3,559.40
38-12-31-7222-00000-2170	1		\$3,559.40
38-12-31-7222-00000-2180	1		\$3,559.40
38-12-31-7222-00000-2190	1		\$3,559.40
38-12-31-7222-00000-2200	1		\$3,559.40
38-12-31-7222-00000-2210	1		\$3,559.40
38-12-31-7222-00000-2220	1		\$3,559.40
38-12-31-7222-00000-2230	1		\$3,559.40
38-12-31-7222-00000-2240	1		\$3,559.40
38-12-31-7222-00000-2250	1		\$3,559.40
38-12-31-7222-00000-2260	1		\$3,559.40
38-12-31-7222-00000-2270	1		\$3,559.40
38-12-31-7222-00000-2280	1		\$3,559.40
38-12-31-7222-00000-2290	1		\$3,559.40
38-12-31-7222-00000-2300	1		\$3,559.40
38-12-31-7222-00000-2310	1		\$3,559.40
38-12-31-7222-00000-2320	1		\$3,559.40
38-12-31-7222-00000-2330	1		\$3,559.40
38-12-31-7222-00000-2340	1		\$3,559.40
38-12-31-7222-00000-2350	1		\$3,559.40
38-12-31-7222-00000-2360	1		\$3,559.40
38-12-31-7222-00000-2370	1		\$3,559.40
38-12-31-7222-00000-2380	1		\$3,559.40
38-12-31-7222-00000-2390	1		\$3,559.40
38-12-31-7222-00000-2400	1		\$3,559.40
38-12-31-7222-00000-2410	1		\$3,559.40
38-12-31-7222-00000-2420	1		\$3,559.40
38-12-31-7222-00000-2430	1		\$3,559.40
38-12-31-7222-00000-2440	1		\$3,559.40
38-12-31-7222-00000-2450	1		\$3,559.40
38-12-31-7222-00000-2460	1		\$3,559.40
38-12-31-7222-00000-2470	1		\$3,559.40
38-12-31-7222-00000-2480	1		\$3,559.40
38-12-31-7222-00000-2490	1		\$3,559.40
38-12-31-7222-00000-2500	1		\$3,559.40
38-12-31-7222-00000-2510	1		\$3,559.40
38-12-31-7222-00000-2520	1		\$3,559.40
38-12-31-7222-00000-2530	1		\$3,559.40
38-12-31-7222-00000-2540	1		\$3,559.40

[illegible]

Parcel ID	Units	O&M	Series 2024A-1	Series 2024A-2	Total
38-12-31-7223-00000-3180	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3190	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3200	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3210	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3220	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3230	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3240	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3250	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3260	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3270	1			\$3,559.40	\$3,559.40
38-12-31-7223-00000-3280	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3290	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3300	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3310	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3320	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3330	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3340	1			\$3,559.40	\$3,559.40
38-12-31-7222-00000-3350	1			\$3,559.40	\$3,559.40
Total Gross Direct	124	\$0.00	\$0.00	\$441,365.60	\$441,365.60
Total Net Direct		\$0.00	\$0.00	\$414,883.66	\$414,883.66
Total Gross Combined		\$335,000.00	\$367,487.40	\$658,358.16	\$1,360,845.56
Total Net Combined		\$314,900.00	\$345,438.16	\$618,856.67	\$1,279,194.83

SECTION VI

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ____ day of _____ 2025, by and between:

Gardens at Hammock Beach Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the Flagler County, Florida (“**District**”), and

Palm Coast Intracoastal, LLC, a North Carolina limited liability company, the primary developer of lands within the District, and whose mailing address is 3129 Springbank Lane, Suite 201, Charlotte, NC 28226 (“**Developer**”).

Recitals

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Flagler County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain 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, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2026 (“**FY 2026**”) in the amount of \$_____ and is levying special assessments (“**O&M Assessments**”) in the amount of \$_____ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget (“**O&M Deficit**”); and

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. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2026, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District’s O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. 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.

4. AUTHORITY. 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.

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. 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.

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

8. BENEFICIARIES. 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.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Flagler County, Florida.

10. ARM'S LENGTH. 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.

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

By: _____
Its: _____

PALM COAST INTRACOASTAL, LLC,
a North Carolina limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VII

SECTION A

Gardens at Hammock Beach Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Gardens at Hammock Beach Community Development District

District Manager:_____

Date:_____

Print Name:_____

Gardens at Hammock Beach Community Development District

SECTION B

Gardens at Hammock Beach Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Gardens at Hammock Beach Community Development District

District Manager:_____

Date:_____

Print Name:_____

Gardens at Hammock Beach Community Development District

SECTION VIII

SECTION A

REQUISITION

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO), SERIES 2024-2

The undersigned, a Responsible Officer of the Gardens at Hammock Beach Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 12
- (B) Name of Payee: JD Weber Construction Co.
150 Business Center Drive
Ormond Beach, FL 32174
- (C) Amount Payable: \$1,066,853.22
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Pay Application 8 Veranda Bay 2B & 2C
- (E) Amount, if any, that is used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: *Series 2024-2 Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT**

By: 
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer
Parker Mynchenberg, P.E.

G702

APPLICATION and CERTIFICATE for PAYMENT

To: Gardens at Hammock Beach CDD

Project: Veranda Bay 2B & 2C
Flagler Beach, FL

Application No: 8

Distribution to:

App. Date: April 25, 2025

- ☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☐ CONTRACTOR
☐ OTHER

Period to: April 25, 2025

Project No:

Contract Date:

From: JD Weber Construction Co.
150 Business Center Drive
Ormond Beach, FL 32174

Contract For:

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM

7,072,055.70

2. Net Change By Change Orders

0.00

3. CONTRACT SUM TO DATE

7,072,055.70

4. TOTAL COMPLETED AND STORED TO DATE

6,051,842.89

5. RETAINAGE:

a. 05% of Completed Work

302,592.14

b. of Stored Material

0.00

TOTAL RETAINAGE

302,592.14

6. TOTAL EARNED LESS RETAINAGE

5,749,250.75

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

4,682,397.53

8. CURRENT PAYMENT DUE

1,066,853.22

9. BALANCE TO FINISH, INCLUDING RETAINAGE

1,322,804.95

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JD Weber Construction Co.

By:

Joseph D. Weber

Date: April 25, 2025

State of: Florida

County of: Volusia

Subscribed and sworn before me this 25th day of April 2025

Joseph D. Weber personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public:

Abigail Green

My Commission expires:

03/04/2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$ 1,066,853.22

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By:

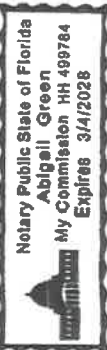
P. L.

Date: 5/12/25

SS

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.



G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 1 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work	C Unit Cost Unit Type	D Schedule of Values	E Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date	H %	I Balance to Finish	J Retainage
				From Previous Application(s)	This Period					
1	MISC BID ITEMS		Amt Qty							
1a	Mobilization	16,162.00 LS	Amt Qty	16,162.00 1.00	16,162.00 1.00	0.00 0.00	16,162.00 1.00	100.00	0.00 0.00	808.10
1b	Survey layout & as-builts	144,631.00 LS	Amt Qty	144,631.00 1.00	62,191.33 0.43	28,926.20 0.20	91,117.53 0.63	63.00	53,513.47 0.37	4,555.88
1c	Testing & finalization	42,943.00 LS	Amt Qty	42,943.00 1.00	21,900.93 0.51	11,594.61 0.27	33,495.54 0.78	78.00	9,447.46 0.22	1,674.78
SUBTOTAL:				203,736.00	100,254.26	40,520.81	140,775.07	69.10	62,960.93	7,038.76
2	EROSION & POLLUTION CONTROL		Amt Qty							
2a	Silt fence	1.95 LF	Amt Qty	23,825.10 12,218.00	11,335.35 5,813.00	6,162.00 3,160.00	17,497.35 8,973.00	73.44	6,327.75 3,245.00	874.87
2b	SWPPP	14,528.00 LS	Amt Qty	14,528.00 1.00	6,101.76 0.42	2,905.60 0.20	9,007.36 0.62	62.00	5,520.64 0.38	450.37
2c	NOI	551.25 EA	Amt Qty	551.25 1.00	551.25 1.00	0.00 0.00	551.25 1.00	100.00	0.00 0.00	27.56
2d	Construction entrance	7,412.00 EA	Amt Qty	7,412.00 1.00	5,929.60 0.80	1,482.40 0.20	7,412.00 1.00	100.00	0.00 0.00	370.60
SUBTOTAL:				46,316.35	23,917.96	10,550.00	34,467.96	74.42	11,848.39	1,723.40
3	EARTHWORK ON SITE		Amt Qty							

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
 F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App Date: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Period to: April 25, 2025

Project No:

A Item #	B Description of Work	C Unit Cost Unit Type	D Schedule of Values	E Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date	H %	I Balance to Finish	J Retainage
				From Previous Application(s)	This Period					
3a	General balance & rough grade	592,118.34 LS	Amt Qty	592,118.34 1.00	592,118.34 1.00	0.00 0.00	592,118.34 1.00	100.00	0.00 0.00	29,605.92
3b	Excavate ponds	5.09 CY	Amt Qty	271,139.21 53,269.00	271,139.21 53,269.00	0.00 0.00	271,139.21 53,269.00	100.00	0.00 0.00	13,556.96
3c	Fine grade site +/-0.10'	0.13	Amt Qty	187,087.03 1,439,131.00	0.00 0.00	79,300.00 610,000.00	79,300.00 610,000.00	42.39	107,787.03 829,131.00	3,965.00
3d	Clearing & grubbing	AC	Amt Qty	0.00 39.00	0.00 0.00	0.00 0.00	0.00 0.00		0.00 39.00	0.00
SUBTOTAL:				1,050,344.58	863,257.55	79,300.00	942,557.55	89.74	107,787.03	47,127.88
4	PAVING BASE & SUBBASE		Amt Qty							
4a	Asphalt 1.5" SP 12.5	14.91 SY	Amt Qty	262,997.49 17,639.00	0.00 0.00	262,997.49 17,639.00	262,997.49 17,639.00	100.00	0.00 0.00	13,149.87
4b	6" Base	21.91 SY	Amt Qty	386,470.49 17,639.00	146,358.80 6,680.00	240,111.69 10,959.00	386,470.49 17,639.00	100.00	0.00 0.00	19,323.52
4c	6" Stabilized subbase	7.51 SY	Amt Qty	162,508.89 21,639.00	150,200.00 20,000.00	12,308.89 1,639.00	162,508.89 21,639.00	100.00	0.00 0.00	8,125.44
4d	Asphalt 1" SP 9.5 offsite	14.62 SY	Amt Qty	57,515.08 3,934.00	0.00 0.00	57,515.08 3,934.00	57,515.08 3,934.00	100.00	0.00 0.00	2,875.75
4e	Asphalt 2" SP 9.5 offsite	19.92 SY	Amt Qty	78,365.28 3,934.00	0.00 0.00	78,365.28 3,934.00	78,365.28 3,934.00	100.00	0.00 0.00	3,918.26
4f	12" Base	28.37 SY	Amt Qty	111,607.58 3,934.00	111,607.58 3,934.00	0.00 0.00	111,607.58 3,934.00	100.00	0.00 0.00	5,580.38

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
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Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work	C Unit Cost Unit Type	D Schedule of Values	E Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date	H %	I Balance to Finish	J Retainage
				From Previous Application(s)	This Period					
4g	14" Stabilized subbase	11.37 SY	Amt Qty	48,447.57 4,261.00	48,447.57 4,261.00	0.00 0.00	48,447.57 4,261.00	100.00	0.00 0.00	2,422.38
4h	1" Mill & overlay	38.00 SY	Amt Qty	130,112.00 3,424.00	0.00 0.00	130,112.00 3,424.00	130,112.00 3,424.00	100.00	0.00 0.00	6,505.60
SUBTOTAL:				1,238,024.38	456,613.95	781,410.43	1,238,024.38	100.00	0.00	61,901.20
5	CONCRETE ON SITE		Amt Qty							
5a	Miami curb	24.84 LF	Amt Qty	273,190.32 10,998.00	250,884.00 10,100.00	22,306.32 898.00	273,190.32 10,998.00	100.00	0.00 0.00	13,659.52
5b	Type F curb	26.31 LF	Amt Qty	51,857.01 1,971.00	0.00 0.00	51,857.01 1,971.00	51,857.01 1,971.00	100.00	0.00 0.00	2,592.85
5c	Inlet aprons	950.00 EA	Amt Qty	32,300.00 34.00	19,950.00 21.00	12,350.00 13.00	32,300.00 34.00	100.00	0.00 0.00	1,615.00
5d	ADA Ramp with detectable mat	1,642.00 EA	Amt Qty	29,556.00 18.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	29,556.00 18.00	0.00
5e	6" Sidewalks onsite	7.48 SF	Amt Qty	153,616.76 20,537.00	0.00 0.00	84,598.80 11,310.00	84,598.80 11,310.00	55.07	69,017.96 9,227.00	4,229.94
5f	6" Sidewalk offsite	7.82 SF	Amt Qty	191,691.66 24,513.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	191,691.66 24,513.00	0.00
SUBTOTAL:				732,211.75	270,834.00	171,112.13	441,946.13	60.36	290,265.62	22,097.31
6	TRAFFIC STRIPING & SIGNAGE		Amt Qty							

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 4 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work Unit Cost Unit Type		C Schedule of Values		D		E Work Completed	F Materials Stored & Used Prior + Current	G		H Balance to Finish	I Retainage
					From Previous Application(s)	This Period			Total Completed and Stored To Date	%		
6a	Traffic striping & signage	15,972.00 LS	Amt Qty	15,972.00 1.00	0.00 0.00	0.00 0.00			0.00 0.00	0.00	15,972.00 1.00	0.00
SUBTOTAL:				15,972.00	0.00	0.00			0.00	0.00	15,972.00	0.00
7	SANITARY SEWER SYSTEM		Amt Qty									
7a	10" PVC mains SDR-26		Amt Qty									
7b	0-6' Deep	48.00 LF	Amt Qty	45,120.00 940.00	45,120.00 940.00	0.00 0.00			45,120.00 940.00	100.00	0.00 0.00	2,256.00
7c	6-8' Deep	57.00 LF	Amt Qty	61,218.00 1,074.00	61,218.00 1,074.00	0.00 0.00			61,218.00 1,074.00	100.00	0.00 0.00	3,060.90
7d	8-10' Deep	72.00 LF	Amt Qty	60,696.00 843.00	60,696.00 843.00	0.00 0.00			60,696.00 843.00	100.00	0.00 0.00	3,034.80
7e	10-12' Deep	86.00 LF	Amt Qty	97,352.00 1,132.00	97,352.00 1,132.00	0.00 0.00			97,352.00 1,132.00	100.00	0.00 0.00	4,867.60
7f	12-14' Deep	117.00 LF	Amt Qty	87,282.00 746.00	87,282.00 746.00	0.00 0.00			87,282.00 746.00	100.00	0.00 0.00	4,364.10
7g	14-16' Deep	140.00 LF	Amt Qty	93,940.00 671.00	93,940.00 671.00	0.00 0.00			93,940.00 671.00	100.00	0.00 0.00	4,697.00
7h	8" PVC MAINS SDR-26		Amt Qty									
7i	0-6' Deep	39.00 EA	Amt Qty	2,574.00 66.00	2,574.00 66.00	0.00 0.00			2,574.00 66.00	100.00	0.00 0.00	128.70

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 5 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

Application No: 8

App Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
7j	6-8' Deep	54.00 Ea	Amt Qty	29,214.00 541.00	29,214.00 541.00	0.00 0.00	29,214.00 541.00	100.00	0.00 0.00	1,460.70	
7k	VIDEO INSPECTION		Amt Qty								
7l	Main	6.20 LF	Amt Qty	37,280.60 6,013.00	0.00 0.00	26,040.00 4,200.00	26,040.00 4,200.00	69.85	11,240.60 1,813.00	1,302.00	
7m	Laterals	80.00 EA	Amt Qty	9,920.00 124.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	9,920.00 124.00	0.00	
7n	Sanitary Sewer Service	1,120.00 EA	Amt Qty	138,880.00 124.00	138,880.00 124.00	0.00 0.00	138,880.00 124.00	100.00	0.00 0.00	6,944.00	
7o	Precast Manholes		Amt Qty								
7p	0-6' Deep	5,670.00 EA	Amt Qty	11,340.00 2.00	11,340.00 2.00	0.00 0.00	11,340.00 2.00	100.00	0.00 0.00	567.00	
7q	6-8' Deep	5,940.00 EA	Amt Qty	23,760.00 4.00	23,760.00 4.00	0.00 0.00	23,760.00 4.00	100.00	0.00 0.00	1,188.00	
7r	8-10' Deep	7,120.00 EA	Amt Qty	42,720.00 6.00	42,720.00 6.00	0.00 0.00	42,720.00 6.00	100.00	0.00 0.00	2,136.00	
7s	10-12' Deep	9,340.00 EA	Amt Qty	28,020.00 3.00	28,020.00 3.00	0.00 0.00	28,020.00 3.00	100.00	0.00 0.00	1,401.00	
7t	12-14' Deep	12,360.00 EA	Amt Qty	24,720.00 2.00	24,720.00 2.00	0.00 0.00	24,720.00 2.00	100.00	0.00 0.00	1,236.00	
7u	14-16' Deep	19,630.00 EA	Amt Qty	78,520.00 4.00	78,520.00 4.00	0.00 0.00	78,520.00 4.00	100.00	0.00 0.00	3,926.00	

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 6 of 10

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Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work	C Unit Cost Unit Type	D Schedule of Values	E Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date	H %	I Balance to Finish	J Retainage
				From Previous Application(s)	This Period					
7v	Lift Station	430,900.00 LS	Amt Qty 1.00	430,900.00 1.00	206,832.00 0.48	0.00 0.00	206,832.00 0.48	48.00	224,068.00 0.52	10,341.60
7w	Force Main		Amt Qty							
7x	6" PVC DR-18	32.00 LF	Amt Qty 920.00	29,440.00 920.00	29,440.00 920.00	0.00 0.00	29,440.00 920.00	100.00	0.00 0.00	1,472.00
7y	6" Gate valves	1,930.00 EA	Amt Qty 2.00	3,860.00 2.00	3,860.00 2.00	0.00 0.00	3,860.00 2.00	100.00	0.00 0.00	193.00
7z	Connect to existing	10,300.00 EA	Amt Qty 1.00	10,300.00 1.00	10,300.00 1.00	0.00 0.00	10,300.00 1.00	100.00	0.00 0.00	515.00
7aa	Restrained joint fittings	11,300.00 LS	Amt Qty 1.00	11,300.00 1.00	11,300.00 1.00	0.00 0.00	11,300.00 1.00	100.00	0.00 0.00	565.00
7bb	Flush & test pipe	1,270.00 LS	Amt Qty 1.00	1,270.00 1.00	0.00 0.00	1,270.00 1.00	1,270.00 1.00	100.00	0.00 0.00	63.50
SUBTOTAL:			1,359,626.60	1,087,088.00	27,310.00		1,114,398.00	81.96	245,228.60	55,719.90
8	STORM DRAINAGE SYSTEM		Amt Qty							
8a	Pipe		Amt Qty							
8b	15" RCP	61.00 LF	Amt Qty							
8c	18" RCP	68.00 LF	Amt Qty 2,669.00	181,492.00 2,669.00	181,492.00 2,669.00	0.00 0.00	181,492.00 2,669.00	100.00	0.00 0.00	9,074.60

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 7 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
8d	24" RCP	94.00 LF	Amt Qty	117,688.00 1,252.00	117,688.00 1,252.00	0.00 0.00	117,688.00 1,252.00	100.00	0.00 0.00	5,884.40	
8e	Structures		Amt Qty								
8f	Type C inlet	4,800.00 EA	Amt Qty	124,800.00 26.00	124,800.00 26.00	0.00 0.00	124,800.00 26.00	100.00	0.00 0.00	6,240.00	
8g	Type C inlet J bottom	6,700.00 EA	Amt Qty	20,100.00 3.00	20,100.00 3.00	0.00 0.00	20,100.00 3.00	100.00	0.00 0.00	1,005.00	
8h	Type E inlet	5,700.00 EA	Amt Qty	39,900.00 7.00	39,900.00 7.00	0.00 0.00	39,900.00 7.00	100.00	0.00 0.00	1,995.00	
8i	Control structure	12,630.00 EA	Amt Qty	12,630.00 1.00	6,315.00 0.50	0.00 0.00	6,315.00 0.50	50.00	6,315.00 0.50	315.75	
8j	60" Junction manhole	8,490.00 EA	Amt Qty	16,980.00 2.00	16,980.00 2.00	0.00 0.00	16,980.00 2.00	100.00	0.00 0.00	849.00	
8k	18" MES	2,700.00 EA	Amt Qty	27,000.00 10.00	27,000.00 10.00	0.00 0.00	27,000.00 10.00	100.00	0.00 0.00	1,350.00	
8l	24" MES	6,330.00 EA	Amt Qty	56,970.00 9.00	56,970.00 9.00	0.00 0.00	56,970.00 9.00	100.00	0.00 0.00	2,848.50	
8m	Overflow Weir	18,920.00 LS	Amt Qty	18,920.00 1.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	18,920.00 1.00	0.00	
SUBTOTAL:				616,480.00	591,245.00	0.00		591,245.00	95.91	25,235.00	29,562.25
9	WATER DISTRIBUTION SYSTEM		Amt Qty								

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 8 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work Unit Cost Unit Type		C Schedule of Values		D Work Completed		F Materials Stored & Used Prior + Current	G		H Balance to Finish	I Retainage
					From Previous Application(s)	This Period		Total Completed and Stored To Date	%		
9a	Potable watermain		Amt								
9b	12" HDPE Direction drill	294.00	Amt	23,520.00	23,520.00	0.00		23,520.00	100.00	0.00	1,176.00
	LF		Qty	80.00	80.00	0.00		80.00		0.00	
9c	Connect to existing 12" WM	11,970.00	Amt	11,970.00	11,970.00	0.00		11,970.00	100.00	0.00	598.50
	EA		Qty	1.00	1.00	0.00		1.00		0.00	
9d	10" PVC DR-18	61.00	Amt	71,675.00	71,675.00	0.00		71,675.00	100.00	0.00	3,583.75
	LF		Qty	1,175.00	1,175.00	0.00		1,175.00		0.00	
9e	8" PVC DR-18	50.00	Amt	268,500.00	268,500.00	0.00		268,500.00	100.00	0.00	13,425.00
	LF		Qty	5,370.00	5,370.00	0.00		5,370.00		0.00	
9f	10" Gate valve	4,420.00	Amt	17,680.00	17,680.00	0.00		17,680.00	100.00	0.00	884.00
	EA		Qty	4.00	4.00	0.00		4.00		0.00	
9g	8" Gate valve	2,980.00	Amt	35,760.00	35,760.00	0.00		35,760.00	100.00	0.00	1,788.00
	EA		Qty	12.00	12.00	0.00		12.00		0.00	
9h	Fire hydrant & valve	7,120.00	Amt	85,440.00	85,440.00	0.00		85,440.00	100.00	0.00	4,272.00
	EA		Qty	12.00	12.00	0.00		12.00		0.00	
9i	Fittings	30,000.00	Amt	30,000.00	30,000.00	0.00		30,000.00	100.00	0.00	1,500.00
	LS		Qty	1.00	1.00	0.00		1.00		0.00	
9j	2" Blowoff assembly	2,180.00	Amt	13,080.00	0.00	0.00		0.00	0.00	13,080.00	0.00
	EA		Qty	6.00	0.00	0.00		0.00		6.00	
9k	Potable Water Service		Amt								
			Qty								
9l	1" Single service long side	1,270.00	Amt	74,930.00	74,930.00	0.00		74,930.00	100.00	0.00	3,746.50
	EA		Qty	59.00	59.00	0.00		59.00		0.00	

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 9 of 10

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Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
9m	1" Single service short side	990.00 EA	Amt Qty	64,350.00 65.00	64,350.00 65.00	0.00 0.00	64,350.00 65.00	100.00	0.00 0.00	3,217.50	
9n	Flush, test & chlorinate	6,400.00 LS	Amt Qty	6,400.00 1.00	6,400.00 1.00	0.00 0.00	6,400.00 1.00	100.00	0.00 0.00	320.00	
SUBTOTAL:				703,305.00	690,225.00	0.00		690,225.00	98.14	13,080.00	34,511.25
10	REUSE DISTRIBUTION SYSTEM		Amt Qty								
10a	Reuse Mains		Amt Qty								
10b	Connect to existing 10" reuse	8,400.00 EA	Amt Qty	8,400.00 1.00	0.00 0.00	8,400.00 1.00	8,400.00 1.00	100.00	0.00 0.00	420.00	
10c	12" PVC DR-18	72.00 LF	Amt Qty	172,800.00 2,400.00	172,800.00 2,400.00	0.00 0.00	172,800.00 2,400.00	100.00	0.00 0.00	8,640.00	
10d	12" Gate valve	4,970.00 EA	Amt Qty	14,910.00 3.00	14,910.00 3.00	0.00 0.00	14,910.00 3.00	100.00	0.00 0.00	745.50	
10e	8" PVC DR-18	48.00 LF	Amt Qty	272,160.00 5,670.00	272,160.00 5,670.00	0.00 0.00	272,160.00 5,670.00	100.00	0.00 0.00	13,608.00	
10f	8" Gate Valve	2,980.00 EA	Amt Qty	35,760.00 12.00	35,760.00 12.00	0.00 0.00	35,760.00 12.00	100.00	0.00 0.00	1,786.00	
10g	Fittings	34,940.00 LS	Amt Qty	34,940.00 1.00	34,940.00 1.00	0.00 0.00	34,940.00 1.00	100.00	0.00 0.00	1,747.00	
10h	2" Blowoff assembly	2,180.00 EA	Amt Qty	15,260.00 7.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	15,260.00 7.00	0.00	

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 10 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 8

App. Date: April 25, 2025

Period to: April 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
10i	Reuse Service		Amt Qty								
10j	1" Single service long side	1,290.00 EA	Amt Qty	74,820.00 58.00	74,820.00 58.00	0.00 0.00	74,820.00 58.00	100.00	0.00 0.00	3,741.00	
10k	1" Single service short side	990.00 EA	Amt Qty	65,340.00 66.00	65,340.00 66.00	0.00 0.00	65,340.00 66.00	100.00	0.00 0.00	3,267.00	
10l	Flush & test pipe	4,400.00 LS	Amt Qty	4,400.00 1.00	0.00 0.00	4,400.00 1.00	4,400.00 1.00	100.00	0.00 0.00	220.00	
SUBTOTAL:				698,790.00	670,730.00	12,800.00		683,530.00	97.82	15,260.00	34,176.50
11	RESTORATION		Amt Qty								
11a	Seed & mulch	0.51 SY	Amt Qty	96,381.84 188,984.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	96,381.84 188,984.00	0.00	
11b	Sod project slopes	3.78 SY	Amt Qty	282,895.20 74,840.00	174,673.80 46,210.00	0.00 0.00	174,673.80 46,210.00	61.75	108,221.40 28,630.00	8,733.69	
11c	Sod offsite reuse	3.78 SY	Amt Qty	27,972.00 7,400.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	27,972.00 7,400.00	0.00	
SUBTOTAL:				407,249.04	174,673.80	0.00		174,673.80	42.89	232,575.24	8,733.69
GRAND TOTAL				7,072,055.70	4,928,839.52	1,123,003.37	✓	6,051,842.89	85.57	1,020,212.81	302,592.14

SS

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The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with the community from the outset, ensuring that their voices are heard and their needs are addressed. This participatory approach not only fosters a sense of ownership and commitment among the community members but also allows for the identification of potential challenges and the development of strategies to mitigate them.

The second part of the paper focuses on the design and implementation of the project. It outlines the key principles that should guide the development of the intervention, such as sustainability, scalability, and inclusivity. The importance of monitoring and evaluation is emphasized, as it provides a means of assessing the progress of the project and making adjustments as needed. The paper also discusses the role of the project manager, who must ensure that the project remains on track and that resources are used effectively.

The third part of the paper presents a case study of a project that has been successfully implemented in a rural community. This example illustrates the practical application of the principles discussed in the previous sections and provides a valuable reference for other practitioners. The case study highlights the challenges that were encountered and the strategies that were used to overcome them, as well as the positive outcomes that have been achieved.

In conclusion, the paper emphasizes the need for a holistic and participatory approach to project implementation. By understanding the local context, engaging the community, and following sound principles of design and implementation, it is possible to develop interventions that are effective, sustainable, and inclusive. The case study provides a concrete example of how these principles can be applied in practice, and the lessons learned from this experience can be used to inform future projects.

REQUISITION

GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO), SERIES 2024-2

The undersigned, a Responsible Officer of the Gardens at Hammock Beach Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 13
- (B) Name of Payee: JD Weber Construction Co.
150 Business Center Drive
Ormond Beach, FL 32174
- (C) Amount Payable: \$627,375.84
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Pay Application 9 Veranda Bay 2B & 2C
- (E) Amount, if any, that is used for a Deferred Cost: \$0
- (F) Fund or Account from which disbursement to be made: *Series 2024-2 Acquisition and Construction Account*

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____


Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer
Parker Mynchenberg, P.E.

G702

APPLICATION and CERTIFICATE for PAYMENT

To: Gardens at Hammock Beach CDD Project: Veranda Bay 2B & 2C
Flagler Beach, FL

Application No: 9

Distribution to:

App. Date: May 28, 2025

Period to: May 25, 2025

Project No:

Contract Date:

- ☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☐ CONTRACTOR
☐ OTHER

From: JD Weber Construction Co.
 150 Business Center Drive
 Ormond Beach, FL 32174

Contract For:

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM
2. Net Change By Change Orders
3. CONTRACT SUM TO DATE
4. TOTAL COMPLETED AND STORED TO DATE
5. RETAINAGE:
 - a. 05% of Completed Work
 - b. of Stored Material
- TOTAL RETAINAGE
6. TOTAL EARNED LESS RETAINAGE
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
8. CURRENT PAYMENT DUE
9. BALANCE TO FINISH, INCLUDING RETAINAGE

7,072,055.70
0.00
7,072,055.70
6,712,238.50
335,611.91
0.00
335,611.91
6,376,626.59
5,749,250.75
627,375.84
695,429.11

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JD Weber Construction Co.

By: Joseph D. Weber Date: May 25, 2025

State of: Florida

County of: Volusia

Subscribed and sworn before me this 25th day of May 2025

Joseph D. Weber personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: Kelley L. Picklesimer My Commission expires: 6/30/2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$627,375.84

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: [Signature] Date: 6/9/25

SS This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approval this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

CAUTION: You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.



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Application No: 9

App. Date: May 28, 2025

Period to: May 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work Unit Cost Unit Type		C Schedule of Values		D		E	F Materials Stored & Used Prior + Current	G		H Balance to Finish	I Retainage
					From Previous Application(s)	This Period			Total Completed and Stored To Date	%		
1	MISC BID ITEMS		Amt Qty									
1a	Mobilization	16,162.00 LS	Amt Qty	16,162.00 1.00	16,162.00 1.00	0.00 0.00			16,162.00 1.00	100.00	0.00 0.00	808.10
1b	Survey layout & as-builts	144,631.00 LS	Amt Qty	144,631.00 1.00	91,117.53 0.63	36,157.75 0.25			127,275.28 0.88	88.00	17,355.72 0.12	6,363.76
1c	Testing & finalization	42,943.00 LS	Amt Qty	42,943.00 1.00	33,495.54 0.78	9,447.46 0.22			42,943.00 1.00	100.00	0.00 0.00	2,147.15
SUBTOTAL:				203,736.00	140,775.07	45,605.21			186,380.28	91.48	17,355.72	9,319.01
2	EROSION & POLLUTION CONTROL		Amt Qty									
2a	Silt fence	1.95 LF	Amt Qty	23,825.10 12,218.00	17,497.35 8,973.00	4,095.00 2,100.00			21,592.35 11,073.00	90.63	2,232.75 1,145.00	1,079.62
2b	SWPPP	14,528.00 LS	Amt Qty	14,528.00 1.00	9,007.36 0.62	5,520.64 0.38			14,528.00 1.00	100.00	0.00 0.00	726.40
2c	NOI	551.25 EA	Amt Qty	551.25 1.00	551.25 1.00	0.00 0.00			551.25 1.00	100.00	0.00 0.00	27.56
2d	Construction entrance	7,412.00 EA	Amt Qty	7,412.00 1.00	7,412.00 1.00	0.00 0.00			7,412.00 1.00	100.00	0.00 0.00	370.60
SUBTOTAL:				46,316.35	34,467.96	9,615.64			44,083.60	95.18	2,232.75	2,204.18
3	EARTHWORK ON SITE		Amt Qty									

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Project No:

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A	B		C		D	E	F	G		H	I
Item #	Description of Work	Unit Cast Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
3a	General balance & rough grade	592,118.34 LS	Amt Qty	592,118.34 1.00	592,118.34 1.00	0.00 0.00	592,118.34 1.00	100.00	0.00 0.00	29,605.92	
3b	Excavate ponds	5.09 CY	Amt Qty	271,139.21 53,269.00	271,139.21 53,269.00	0.00 0.00	271,139.21 53,269.00	100.00	0.00 0.00	13,556.96	
3c	Fine grade site +/-0.10'	0.13	Amt Qty	187,087.03 1,439,131.00	79,300.00 610,000.00	76,700.00 590,000.00	156,000.00 1,200,000.00	83.38	31,087.03 239,131.00	7,800.00	
3d	Clearing & grubbing	AC	Amt Qty	0.00 39.00	0.00 0.00	0.00 0.00	0.00 0.00		0.00 39.00	0.00	
SUBTOTAL:				1,050,344.58	942,557.55	76,700.00		1,019,257.55	97.04	31,087.03	50,962.88
4	PAVING BASE & SUBBASE		Amt Qty								
4a	Asphalt 1.5" SP 12.5	14.91 SY	Amt Qty	262,997.49 17,639.00	262,997.49 17,639.00	0.00 0.00	262,997.49 17,639.00	100.00	0.00 0.00	13,149.87	
4b	6" Base	21.91 SY	Amt Qty	386,470.49 17,639.00	386,470.49 17,639.00	0.00 0.00	386,470.49 17,639.00	100.00	0.00 0.00	19,323.52	
4c	6" Stabilized subbase	7.51 SY	Amt Qty	162,508.89 21,639.00	162,508.89 21,639.00	0.00 0.00	162,508.89 21,639.00	100.00	0.00 0.00	8,125.44	
4d	Asphalt 1" SP 9.5 offsite	14.62 SY	Amt Qty	57,515.08 3,934.00	57,515.08 3,934.00	0.00 0.00	57,515.08 3,934.00	100.00	0.00 0.00	2,875.75	
4e	Asphalt 2" SP 9.5 offsite	19.92 SY	Amt Qty	78,365.28 3,934.00	78,365.28 3,934.00	0.00 0.00	78,365.28 3,934.00	100.00	0.00 0.00	3,918.26	
4f	12" Base	28.37 SY	Amt Qty	111,607.58 3,934.00	111,607.58 3,934.00	0.00 0.00	111,607.58 3,934.00	100.00	0.00 0.00	5,580.38	

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Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
4g	14" Stabilized subbase	11.37 SY	Amt Qty	48,447.57 4,261.00	48,447.57 4,261.00	0.00 0.00	48,447.57 4,261.00	100.00	0.00 0.00	2,422.38	
4h	1" Mill & overlay	38.00 SY	Amt Qty	130,112.00 3,424.00	130,112.00 3,424.00	0.00 0.00	130,112.00 3,424.00	100.00	0.00 0.00	6,505.60	
SUBTOTAL:				1,238,024.38	1,238,024.38	0.00	1,238,024.38	100.00	0.00	61,901.20	
5	CONCRETE ON SITE		Amt Qty								
5a	Miami curb	24.84 LF	Amt Qty	273,190.32 10,998.00	273,190.32 10,998.00	0.00 0.00	273,190.32 10,998.00	100.00	0.00 0.00	13,659.52	
5b	Type F curb	26.31 LF	Amt Qty	51,857.01 1,971.00	51,857.01 1,971.00	0.00 0.00	51,857.01 1,971.00	100.00	0.00 0.00	2,592.85	
5c	Inlet aprons	950.00 EA	Amt Qty	32,300.00 34.00	32,300.00 34.00	0.00 0.00	32,300.00 34.00	100.00	0.00 0.00	1,615.00	
5d	ADA Ramp with detectable mat	1,642.00 EA	Amt Qty	29,556.00 18.00	0.00 0.00	26,272.00 16.00	26,272.00 16.00	88.89	3,284.00 2.00	1,313.60	
5e	6" Sidewalks onsite	7.48 SF	Amt Qty	153,616.76 20,537.00	84,598.80 11,310.00	69,017.96 9,227.00	153,616.76 20,537.00	100.00	0.00 0.00	7,680.84	
5f	6" Sidewalk offsite	7.82 SF	Amt Qty	191,691.66 24,513.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00	191,691.66 24,513.00	0.00	
SUBTOTAL:				732,211.75	441,946.13	95,289.96	537,236.09	73.37	194,975.66	26,861.81	
6	TRAFFIC STRIPING & SIGNAGE		Amt Qty								

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Project No:

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Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
6a	Traffic striping & signage	15,972.00 LS	Amt Qty	15,972.00 1.00	0.00 0.00	9,583.20 0.60		9,583.20 0.60	60.00	6,388.80 0.40	479.16
SUBTOTAL:				15,972.00	0.00	9,583.20		9,583.20	60.00	6,388.80	479.16
7	SANITARY SEWER SYSTEM		Amt Qty								
7a	10" PVC mains SDR-26		Amt Qty								
7b	0-6' Deep	48.00 LF	Amt Qty	45,120.00 940.00	45,120.00 940.00	0.00 0.00		45,120.00 940.00	100.00	0.00 0.00	2,256.00
7c	6-8' Deep	57.00 LF	Amt Qty	61,218.00 1,074.00	61,218.00 1,074.00	0.00 0.00		61,218.00 1,074.00	100.00	0.00 0.00	3,060.90
7d	8-10' Deep	72.00 LF	Amt Qty	60,696.00 843.00	60,696.00 843.00	0.00 0.00		60,696.00 843.00	100.00	0.00 0.00	3,034.80
7e	10-12' Deep	86.00 LF	Amt Qty	97,352.00 1,132.00	97,352.00 1,132.00	0.00 0.00		97,352.00 1,132.00	100.00	0.00 0.00	4,867.60
7f	12-14' Deep	117.00 LF	Amt Qty	87,282.00 746.00	87,282.00 746.00	0.00 0.00		87,282.00 746.00	100.00	0.00 0.00	4,364.10
7g	14-16' Deep	140.00 LF	Amt Qty	93,940.00 671.00	93,940.00 671.00	0.00 0.00		93,940.00 671.00	100.00	0.00 0.00	4,697.00
7h	8" PVC MAINS SDR-26		Amt Qty								
7i	0-6' Deep	39.00 EA	Amt Qty	2,574.00 66.00	2,574.00 66.00	0.00 0.00		2,574.00 66.00	100.00	0.00 0.00	128.70

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Item #	Description of Work	Unit Cost Unit Type	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage	
				From Previous Application(s)	This Period						
7j	6-8' Deep	54.00 Ea	Amt Qty	29,214.00 541.00	29,214.00 541.00	0.00 0.00		29,214.00 541.00	100.00	0.00 0.00	1,460.70
7k	VIDEO INSPECTION		Amt Qty								
7l	Main	6.20 LF	Amt Qty	37,280.60 6,013.00	26,040.00 4,200.00	11,240.60 1,813.00		37,280.60 6,013.00	100.00	0.00 0.00	1,864.03
7m	Laterals	80.00 EA	Amt Qty	9,920.00 124.00	0.00 0.00	0.00 0.00		0.00 0.00	0.00	9,920.00 124.00	0.00
7n	Sanitary Sewer Service	1,120.00 EA	Amt Qty	138,880.00 124.00	138,880.00 124.00	0.00 0.00		138,880.00 124.00	100.00	0.00 0.00	6,944.00
7o	Precast Manholes		Amt Qty								
7p	0-6' Deep	5,670.00 EA	Amt Qty	11,340.00 2.00	11,340.00 2.00	0.00 0.00		11,340.00 2.00	100.00	0.00 0.00	567.00
7q	6-8' Deep	5,940.00 EA	Amt Qty	23,760.00 4.00	23,760.00 4.00	0.00 0.00		23,760.00 4.00	100.00	0.00 0.00	1,188.00
7r	8-10' Deep	7,120.00 EA	Amt Qty	42,720.00 6.00	42,720.00 6.00	0.00 0.00		42,720.00 6.00	100.00	0.00 0.00	2,136.00
7s	10-12' Deep	9,340.00 EA	Amt Qty	28,020.00 3.00	28,020.00 3.00	0.00 0.00		28,020.00 3.00	100.00	0.00 0.00	1,401.00
7t	12-14' Deep	12,360.00 EA	Amt Qty	24,720.00 2.00	24,720.00 2.00	0.00 0.00		24,720.00 2.00	100.00	0.00 0.00	1,236.00
7u	14-16' Deep	19,630.00 EA	Amt Qty	78,520.00 4.00	78,520.00 4.00	0.00 0.00		78,520.00 4.00	100.00	0.00 0.00	3,926.00

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				From Previous Application(s)	This Period						
7v	Lift Station	430,900.00 LS	Amt Qty	430,900.00 1.00	206,832.00 0.48	189,596.00 0.44		396,428.00 0.92	92.00	34,472.00 0.08	19,821.40
7w	Force Main		Amt Qty								
7x	6" PVC DR-18	32.00 LF	Amt Qty	29,440.00 920.00	29,440.00 920.00	0.00 0.00		29,440.00 920.00	100.00	0.00 0.00	1,472.00
7y	6" Gate valves	1,930.00 EA	Amt Qty	3,860.00 2.00	3,860.00 2.00	0.00 0.00		3,860.00 2.00	100.00	0.00 0.00	193.00
7z	Connect to existing	10,300.00 EA	Amt Qty	10,300.00 1.00	10,300.00 1.00	0.00 0.00		10,300.00 1.00	100.00	0.00 0.00	515.00
7aa	Restrained joint fittings	11,300.00 LS	Amt Qty	11,300.00 1.00	11,300.00 1.00	0.00 0.00		11,300.00 1.00	100.00	0.00 0.00	565.00
7bb	Flush & test pipe	1,270.00 LS	Amt Qty	1,270.00 1.00	1,270.00 1.00	0.00 0.00		1,270.00 1.00	100.00	0.00 0.00	63.50
SUBTOTAL:				1,359,626.60	1,114,398.00	200,836.60		1,315,234.60	96.73	44,392.00	65,761.73
8	STORM DRAINAGE SYSTEM		Amt Qty								
8a	Pipe		Amt Qty								
8b	15" RCP	61.00 LF	Amt Qty								
8c	18" RCP	68.00 LF	Amt Qty	181,492.00 2,669.00	181,492.00 2,669.00	0.00 0.00		181,492.00 2,669.00	100.00	0.00 0.00	9,074.60

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 7 of 10

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				From Previous Application(s)	This Period						
8d	24" RCP	94.00 LF	Amt Qty	117,688.00 1,252.00	117,688.00 1,252.00	0.00 0.00		117,688.00 1,252.00	100.00	0.00 0.00	5,884.40
8e	Structures		Amt Qty								
8f	Type C inlet	4,800.00 EA	Amt Qty	124,800.00 26.00	124,800.00 26.00	0.00 0.00		124,800.00 26.00	100.00	0.00 0.00	6,240.00
8g	Type C inlet J bottom	6,700.00 EA	Amt Qty	20,100.00 3.00	20,100.00 3.00	0.00 0.00		20,100.00 3.00	100.00	0.00 0.00	1,005.00
8h	Type E inlet	5,700.00 EA	Amt Qty	39,900.00 7.00	39,900.00 7.00	0.00 0.00		39,900.00 7.00	100.00	0.00 0.00	1,995.00
8i	Control structure	12,630.00 EA	Amt Qty	12,630.00 1.00	6,315.00 0.50	6,315.00 0.50		12,630.00 1.00	100.00	0.00 0.00	631.50
8j	60" Junction manhole	8,490.00 EA	Amt Qty	16,980.00 2.00	16,980.00 2.00	0.00 0.00		16,980.00 2.00	100.00	0.00 0.00	849.00
8k	18" MES	2,700.00 EA	Amt Qty	27,000.00 10.00	27,000.00 10.00	0.00 0.00		27,000.00 10.00	100.00	0.00 0.00	1,350.00
8l	24" MES	6,330.00 EA	Amt Qty	56,970.00 9.00	56,970.00 9.00	0.00 0.00		56,970.00 9.00	100.00	0.00 0.00	2,848.50
8m	Overflow Weir	18,920.00 LS	Amt Qty	18,920.00 1.00	0.00 0.00	9,460.00 0.50		9,460.00 0.50	50.00	9,460.00 0.50	473.00
SUBTOTAL:				616,480.00	591,245.00	15,775.00		607,020.00	98.47	9,460.00	30,351.00
9	WATER DISTRIBUTION SYSTEM		Amt Qty								

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				From Previous Application(s)	This Period						
9a	Potable watermain		Amt Qty								
9b	12" HDPE Direction drill	294.00 LF	Amt Qty	23,520.00 80.00	23,520.00 80.00	0.00 0.00	23,520.00 80.00	100.00	0.00 0.00	1,176.00	
9c	Connect to existing 12" WM	11,970.00 EA	Amt Qty	11,970.00 1.00	11,970.00 1.00	0.00 0.00	11,970.00 1.00	100.00	0.00 0.00	598.50	
9d	10" PVC DR-18	61.00 LF	Amt Qty	71,675.00 1,175.00	71,675.00 1,175.00	0.00 0.00	71,675.00 1,175.00	100.00	0.00 0.00	3,583.75	
9e	8" PVC DR-18	50.00 LF	Amt Qty	268,500.00 5,370.00	268,500.00 5,370.00	0.00 0.00	268,500.00 5,370.00	100.00	0.00 0.00	13,425.00	
9f	10" Gate valve	4,420.00 EA	Amt Qty	17,680.00 4.00	17,680.00 4.00	0.00 0.00	17,680.00 4.00	100.00	0.00 0.00	884.00	
9g	8" Gate valve	2,980.00 EA	Amt Qty	35,760.00 12.00	35,760.00 12.00	0.00 0.00	35,760.00 12.00	100.00	0.00 0.00	1,788.00	
9h	Fire hydrant & valve	7,120.00 EA	Amt Qty	85,440.00 12.00	85,440.00 12.00	0.00 0.00	85,440.00 12.00	100.00	0.00 0.00	4,272.00	
9i	Fittings	30,000.00 LS	Amt Qty	30,000.00 1.00	30,000.00 1.00	0.00 0.00	30,000.00 1.00	100.00	0.00 0.00	1,500.00	
9j	2" Blowoff assembly	2,180.00 EA	Amt Qty	13,080.00 6.00	0.00 0.00	13,080.00 6.00	13,080.00 6.00	100.00	0.00 0.00	654.00	
9k	Potable Water Service		Amt Qty								
9l	1" Single service long side	1,270.00 EA	Amt Qty	74,930.00 59.00	74,930.00 59.00	0.00 0.00	74,930.00 59.00	100.00	0.00 0.00	3,746.50	

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 9

App. Date: May 28, 2025

Period to: May 25, 2025

Use Column I on Contracts where variable retainage for line items may apply.

Project No:

A Item #	B Description of Work Unit Cost Unit Type		C Schedule of Values		D		E Work Completed	F Materials Stored & Used Prior + Current	G		H Balance to Finish	I Retainage
					From Previous Application(s)	This Period			Total Completed and Stored To Date	%		
9m	1" Single service short side	990.00 EA	Amt Qty	64,350.00 65.00	64,350.00 65.00	0.00 0.00			64,350.00 65.00	100.00	0.00 0.00	3,217.50
9n	Flush, test & chlorinate	6,400.00 LS	Amt Qty	6,400.00 1.00	6,400.00 1.00	0.00 0.00			6,400.00 1.00	100.00	0.00 0.00	320.00
SUBTOTAL:				703,305.00	690,225.00	13,080.00			703,305.00	100.00	0.00	35,165.25
10	REUSE DISTRIBUTION SYSTEM		Amt Qty									
10a	Reuse Mains		Amt Qty									
10b	Connect to existing 10" reuse	8,400.00 EA	Amt Qty	8,400.00 1.00	8,400.00 1.00	0.00 0.00			8,400.00 1.00	100.00	0.00 0.00	420.00
10c	12" PVC DR-18	72.00 LF	Amt Qty	172,800.00 2,400.00	172,800.00 2,400.00	0.00 0.00			172,800.00 2,400.00	100.00	0.00 0.00	8,640.00
10d	12" Gate valve	4,970.00 EA	Amt Qty	14,910.00 3.00	14,910.00 3.00	0.00 0.00			14,910.00 3.00	100.00	0.00 0.00	745.50
10e	8" PVC DR-18	48.00 LF	Amt Qty	272,160.00 5,670.00	272,160.00 5,670.00	0.00 0.00			272,160.00 5,670.00	100.00	0.00 0.00	13,608.00
10f	8" Gate Valve	2,980.00 EA	Amt Qty	35,760.00 12.00	35,760.00 12.00	0.00 0.00			35,760.00 12.00	100.00	0.00 0.00	1,788.00
10g	Fittings	34,940.00 LS	Amt Qty	34,940.00 1.00	34,940.00 1.00	0.00 0.00			34,940.00 1.00	100.00	0.00 0.00	1,747.00
10h	2" Blowoff assembly	2,180.00 EA	Amt Qty	15,260.00 7.00	0.00 0.00	15,260.00 7.00			15,260.00 7.00	100.00	0.00 0.00	763.00

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G703

UNIT PRICING

PROJECT: Veranda Bay 2B & 2C

JD Weber Construction Co.

Page 10 of 10

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

Application No: 9

App. Date: May 28, 2025

Period to: May 25, 2025

Project No:

Use Column I on Contracts where variable retainage for line items may apply.

A Item #	B Description of Work Unit Cost Unit Type		C Schedule of Values		D		E Work Completed From Previous Application(s)	F Materials Stored & Used Prior + Current	G		H Balance to Finish	I Retainage
10i	Reuse Service		Amt Qty									
10j	1" Single service long side	1,290.00 EA	Amt Qty	74,820.00 58.00	74,820.00 58.00	0.00 0.00			74,820.00 58.00	100.00	0.00 0.00	3,741.00
10k	1" Single service short side	990.00 EA	Amt Qty	65,340.00 66.00	65,340.00 66.00	0.00 0.00			65,340.00 66.00	100.00	0.00 0.00	3,267.00
10l	Flush & test pipe	4,400.00 LS	Amt Qty	4,400.00 1.00	4,400.00 1.00	0.00 0.00			4,400.00 1.00	100.00	0.00 0.00	220.00
SUBTOTAL:				698,790.00	683,530.00	15,260.00			698,790.00	100.00	0.00	34,939.50
11	RESTORATION		Amt Qty									
11a	Seed & mulch	0.51 SY	Amt Qty	96,381.84 188,984.00	0.00 0.00	84,150.00 165,000.00			84,150.00 165,000.00	87.31	12,231.84 23,984.00	4,207.50
11b	Sod project slopes	3.78 SY	Amt Qty	282,895.20 74,840.00	174,673.80 46,210.00	94,500.00 25,000.00			269,173.80 71,210.00	95.15	13,721.40 3,630.00	13,458.69
11c	Sod offsite reuse	3.78 SY	Amt Qty	27,972.00 7,400.00	0.00 0.00	0.00 0.00			0.00 0.00	0.00	27,972.00 7,400.00	0.00
SUBTOTAL:				407,249.04	174,673.80	178,650.00			353,323.80	86.76	53,925.24	17,666.19
GRAND TOTAL:				7,072,055.70	6,051,842.89	660,395.61			6,712,238.50	94.91	359,817.20	335,611.91

✓

SS

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

SECTION B

Prepared by and Return to:
McCabe & Ronsman
James Roche, Esq.
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

**SECOND SUPPLEMENTAL MASTER DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS, AND
EASEMENTS FOR VERANDA BAY
(A portion of Phase 2B and all of Phase 2C)**

THIS SECOND SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS is made this 4th day of JUNE, 2025, by **Palm Coast Intracoastal, LLC**, a Florida limited liability company (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant has previously executed and recorded that certain Master Declaration of Covenants, Conditions, Restrictions, and Easements for Veranda Bay dated September 19, 2022 and recorded in Official Records Book 2723, Page 302, et seq., Public Records of Flagler County, Florida, as amended by that certain First Amendment to the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Veranda Bay dated February 14, 2023 and recorded in Official Records Book 2759, Page 429, et seq., Public Records of Flagler County, Florida, as further amended by that certain Second Amendment to the Master Declaration of covenants, Conditions, Restrictions, and Easements for Veranda Bay dated August 1, 2023 and recorded in Official Records Book 2802, Page 1927, et seq., Public Records of Flagler County, Florida, as supplemented by that certain Supplemental Master Declaration of Covenants, Conditions, Restrictions and Easements for Veranda Bay dated September 7, 2023, and recorded in Official Records Book 2811, Page 567, et seq., Public Records of Flagler County, Florida (collectively the “Master Declaration”); and

WHEREAS, pursuant to Sections 2.2 and 3.2(a) of the Master Declaration, Declarant has the right to submit Additional Property (as defined in the Master Declaration) to the Master Declaration; and

WHEREAS, Declarant is the owner of the lands more particularly described in **Exhibit “A”** hereto, which are a part of the Additional Property, and Declarant desires to submit such lands to the terms and conditions of the Master Declaration; and

WHEREAS, all terms defined in the Master Declaration shall have the same meaning when used herein.

NOW, THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the Declarant declares as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Submission of Additional Property. The property described on Exhibit "A" attached hereto and incorporated herein by this reference is Additional Property which shall henceforth be subject to the terms and conditions of the Master Declaration.

3. Certification. Declarant hereby certifies that the submission of the Additional Property set forth in paragraph 2 above has been duly authorized and approved by the Declarant.

4. Ratification. The Master Declaration, as modified hereby, remains in full force and effect, and is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Declarant has caused its duly authorized officer to execute this Supplemental Master Declaration of Covenants, Conditions, Restrictions, and Easements for Veranda Bay as of the date first set forth above.

Signed, sealed and delivered
In our presence:

PALM COAST INTRACOASTAL, LLC
A Florida limited liability company

William G. Allen, Jr.
Witness 1: WILLIAM G. ALLEN

By: William G. Allen, Jr.
William G. Allen, Jr., Its Manager
3129 Springbank Lane, Suite 201
Charlotte, NC 28226

5150 TAMMARI TRAIL N
NAPLES, FL 34103
Print Address Above

Tracey A. Benavides
Witness 2: TRACEY BENAVIDES

5150 TAMMARI TRAIL N
NAPLES, FL 34103
Print Address Above

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of JUNE, 2025, by William G. Allen, Jr., as Manager of Palm Coast Intracoastal, LLC, on behalf of the company.

Tracey A. Benavides
Signature of Notary Public – State of Florida
(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced: _____

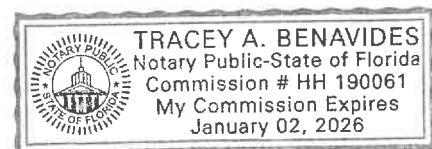


EXHIBIT "A"
TO SECOND SUPPLEMENTAL MASTER DECLARATION
FOR VERANDA BAY

VERANDA BAY PHASE 2B

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 (COUNTY ROAD 201 AND A 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE AND ALSO ALONG THE WESTERLY LINE OF VERANDA BAY PHASE 1A AS RECORDED IN MAP BOOK 40, PAGES 59 THROUGH 64 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 331.23 FEET TO THE SOUTHWEST CORNER OF TRACT 1A-3 OF SAID VERANDA BAY PHASE 1A; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALSO ALONG THE SOUTHERLY LINE OF SAID TRACT 1A-3, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°49'46" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 370.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1A-3; THENCE NORTH 18°10'14" WEST ALONG THE EASTERLY LINE OF SAID TRACT 1A-3, A DISTANCE OF 325.00 FEET; THENCE DEPARTING FROM SAID TRACT 1A-3 AND ALONG THE SOUTHERLY LINES OF TRACT 1A-1 OF SAID VERANDA BAY PHASE 1A THE FOLLOWING THREE COURSES: NORTH 71°49'46" EAST , A DISTANCE OF 50.00 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 20.01 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°32'51"; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.04 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 12°24'08" WEST AND A CHORD DISTANCE OF 5.03 FEET TO A POINT ON SAID CURVE AND ALSO AT THE SOUTHWEST CORNER OF TRACT 1A-12 OF SAID VERANDA BAY PHASE 1A; THENCE NORTH 71°49'46" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 1A-12, A DISTANCE OF 119.50 FEET TO THE NORTHWEST CORNER OF TRACT 2A-11 OF VERANDA BAY PHASE 2A AS RECORDED IN PLAT BOOK 40, PAGES 65 THROUGH 71 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINES OF SAID TRACT 2A-11 THE FOLLOWING THIRTEEN COURSES: SOUTH 18°10'14" EAST, A DISTANCE OF 809.39 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 49.29 FEET; THENCE SOUTH 88°27'34" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°27'34" EAST, A DISTANCE 140.00 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 384.95 FEET; SOUTH 18°10'14" EAST, A DISTANCE OF 935.73 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°49'46" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 24.44 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 34°46'50"; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 221.57 FEET AND SUBTENDED BY CHORD BEARING OF SOUTH 00°46'49" EAST AND A CHORD DISTANCE OF 218.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°36'36" WEST, A DISTANCE OF 18.72 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF TRACT 2A-15 OF SAID VERANDA BAY PHASE 2A: THENCE NORTH 73°23'24" WEST ALONG SAID NORTHEASTERLY LINE OF TRACT 2A-15 , A DISTANCE OF 139.49 FEET AT THE NORTHWEST CORNER OF TRACT 2A-15 AND ALSO TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°32'13"; THENCE ALONG THE NORTHEASTERLY LINES OF TRACT 2A-1 OF SAID VERANDA BAY PHASE 2A THE FOLLOWING THREE COURSES: NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 10°50'29" EAST AND A CHORD DISTANCE OF 5.03 FEET TO A POINT ON SAID CURVE; THENCE NORTH 73°28'41" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE

CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°55'36"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.20 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 22°34'24" WEST AND A CHORD DISTANCE OF 5.19 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 AND A CENTRAL ANGLE OF 16°23'29" AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2A-17 OF SAID VERANDA BAY PHASE 2A; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 2A-17 AND SAID CURVE AN ARC DISTANCE OF 141.61 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 79°46'17" WEST AND A CHORD DISTANCE OF 141.13 FEET TO A POINT ON SAID CURVE AT THE SOUTHEAST CORNER OF TRACT 2A-19 OF SAID VERANDA BAY PHASE 2A; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID TRACT 2A-19 THE FOLLOWING THREE COURSES: NORTH 02°02'07" EAST, A DISTANCE OF 77.22 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 50.30 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2A-19; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 1800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21.82 ACRES, MORE OR LESS.

LESS AND EXCEPT:

TRACT 2B-5

A PORTION OF SECTION 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 (COUNTY ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 633.41 FEET; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 440.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°49'46" EAST, A DISTANCE OF 199.61 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 137.81 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 199.71 FEET; THENCE NORTH 18°07'48" WEST, A DISTANCE OF 137.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES, MORE OR LESS.

TOGETHER WITH:

VERANDA BAY PHASE 2C

A PORTION OF SECTION 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 (COUNTY ROAD 201 AND A 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE AND ALSO ALONG THE WESTERLY LINE OF VERANDA BAY PHASE 1A AS RECORDED IN MAP BOOK 40, PAGES 59 THROUGH 64 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 331.23 FEET TO THE SOUTHWEST CORNER OF TRACT 1A-3 OF SAID VERANDA BAY PHASE 1A AND ALSO TO THE POINT OF BEGINNING; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALSO ALONG THE SOUTHERLY LINE OF SAID TRACT 1A-3, A DISTANCE OF 400.00 FEET; THENCE SOUTH 18°10'14" EAST, DEPARTING FROM SAID SOUTHERLY LINE, A DISTANCE OF 1906.48 FEET TO THE SOUTHWEST CORNER OF TRACT 2A-19 OF VERANDA BAY PHASE 2A AS RECORDED IN MAP BOOK 40, PAGES 65 THROUGH 71 OF SAID PUBLIC RECORDS AND ALSO TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 14°32'52"; THENCE WESTERLY ALONG SAID CURVE AND ALSO ALONG THE NORTHERLY LINE OF TRACT 2A-17 OF SAID VERANDA


BAY PHASE 2A AN ARC DISTANCE OF 125.68 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 78°18'07" WEST AND A CHORD DISTANCE OF 125.35 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2A-17 AND ALSO TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 10°55'26"; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG A NORTHEASTERLY LINE OF TRACT 2A-1 OF SAID VERANDA BAY PHASE 2A AN ARC DISTANCE OF 4.77 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 23°37'58" WEST AND A CHORD DISTANCE OF 4.76 FEET; THENCE SOUTH 72°11'12" WEST ALONG A NORTHERLY LINE OF SAID TRACT 2A-1, A DISTANCE OF 50.00 FEET; THENCE NORTH 18°10'14" WEST ALONG THE EASTERLY LINE OF TRACT 2A-20 OF SAID VERANDA BAY PHASE 2A, A DISTANCE OF 87.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2A-20; THENCE SOUTH 71°49'46" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 2A-20, A DISTANCE OF 225.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2A-20 AND THE INTERSECTION WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY; THENCE NORTH 18°10'14" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 16.91 ACRES, MORE OR LESS.

JOINDER AND CONSENT AFFIDAVIT

JOINDER AND CONSENT BY **Gardens at Hammock Beach Community Development District**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes.

COMES NOW, Gardens at Hammock Beach Community Development District and joins and consents to the covenants and conditions set forth in this Second Supplemental Master Declaration of Covenants, Conditions, Restrictions and Easements for Veranda Bay (a portion of Phase 2B and all of Phase 2C), by its Vice Chairman, this 4 day of June, 2025.


GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT

By: 
Print Name: Kenneth W. Belshe, Jr.
Print Title: Vice Chairman
219 East Livingston Street
Orlando, FL 32801

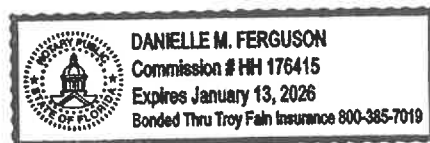
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of June, 2025, by Kenneth W. Belshe, Jr. as Vice Chairman of Gardens at Hammock Beach Community Development District, on behalf of the District.


Signature of Notary Public – State of Florida
(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced: _____



SECTION IX

SECTION C

SECTION 1

Gardens at Hammock Beach

Community Development District

Check Register Summary

April 1, 2025 to June 30, 2025

Bank	Date	Check No.'s		Amount
General Fund	4/24/25	322-328	\$	33,788.99
	5/14/25	329-334	\$	20,831.80
	6/18/25	335-339	\$	11,414.37
			\$	66,035.16

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/15/25	PAGE	1		
*** CHECK DATES		04/01/2025 - 06/30/2025		***		GARDENS AT HAMMOCK BEACH - GF											
						BANK A GARDENS AT HAMMOCK											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/24/25	00010	4/10/25 6255	202503 310-51300-31500	MAR GENERAL COUNSEL	*	201.50	
				CHIUMENTO LAW PLLC			201.50 000322
4/24/25	00025	4/15/25 2	202504 310-51300-31300	SERIES 2024 AMORT SCH	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 000323
4/24/25	00022	3/28/25 03282025	202504 300-20700-10100	COMMISSION THRU 3.28	*	384.44	
				FLAGLER COUNTY TAX COLLECTOR			384.44 000324
4/24/25	00024	4/24/25 03282025	202504 300-20700-10300	3.5 FY25 ASSESSMENTS	*	13,496.58	
		4/24/25 03282025	202504 300-20700-10300	3.28 FY25 ASSESSMENTS	*	11,987.44	
				GARDENS AT HAMMOCK BEACH CDD			25,484.02 000325
4/24/25	00003	4/01/25 139	202504 310-51300-34000	APR MANAGMENT FEES	*	3,333.33	
		4/01/25 139	202504 310-51300-34200	APR WEBSITE ADMIN	*	100.00	
		4/01/25 139	202504 310-51300-35100	APR INFO TECH	*	150.00	
		4/01/25 139	202504 310-51300-31300	APR DISSEM AGENT SERVICES	*	291.67	
		4/01/25 139	202504 310-51300-51000	OFFICE SUPPLIES	*	.09	
		4/01/25 139	202504 310-51300-42000	POSTAGE	*	14.78	
				GOVERNMENTAL MANAGEMENT SERVICES			3,889.87 000326
4/24/25	00018	4/01/25 2565	202504 320-53800-47000	APR LAKE MAINTENANCE	*	325.00	
				LAKE PROS LLC			325.00 000327
4/24/25	00021	4/01/25 21331	202504 320-53800-46100	APR LANDSCAPE MAINTENANCE	*	3,404.16	
				VERDEGO LANDSCAPE			3,404.16 000328
5/14/25	00010	5/07/25 6652	202504 310-51300-31500	APR GENERAL COUNSEL	*	1,302.50	
				CHIUMENTO LAW PLLC			1,302.50 000329
5/14/25	00022	4/29/25 04292025	202504 300-20700-10100	COMMISSION THRU 4.29	*	3,356.03	
				FLAGLER COUNTY TAX COLLECTOR			3,356.03 000330

HGB GARDENS HAMMOCK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/14/25	00003	5/01/25 140	202505 310-51300-34000	MAY MANAGEMENT FEES	*	3,333.33	
		5/01/25 140	202505 310-51300-34200	MAY WEBSITE ADMIN	*	100.00	
		5/01/25 140	202505 310-51300-35100	MAY INFO TECH	*	150.00	
		5/01/25 140	202505 310-51300-31300	MAY DISSEM AGENT	*	291.67	
		5/01/25 140	202505 310-51300-51000	OFFICE SUPPLIES	*	.09	
		5/01/25 140	202505 310-51300-42000	POSTAGE	*	30.69	
GOVERNMENTAL MANAGEMENT SERVICES							3,905.78 000331
5/14/25	00013	4/01/25 27190	202504 310-51300-32200	AUDIT FYE 09/30/2024	*	5,000.00	
GRAU & ASSOCIATES							5,000.00 000332
5/14/25	00018	4/24/25 2622	202504 320-53800-47000	CATTAIL CUTTING	*	3,340.00	
		5/02/25 2736	202505 320-53800-47000	MAY LAKE MAINTENANCE	*	325.00	
LAKE PROS LLC							3,665.00 000333
5/14/25	00021	4/30/25 21784	202504 320-53800-46300	APR IRRIGATION INSPECT	*	198.32	
		5/01/25 21853	202505 320-53800-46100	MAY LANDSCAPE MAINTENANCE	*	3,404.17	
VERDEGO LANDSCAPE							3,602.49 000334
6/18/25	00010	6/17/25 7205	202505 310-51300-31500	MAY GENERAL COUNSEL	*	3,588.00	
CHIUMENTO LAW PLLC							3,588.00 000335
6/18/25	00016	5/07/25 00071454	202505 310-51300-48000	NTC OF MEETING 5/16/25	*	28.22	
GANNET MEDIA CORP DBA GANNETT							28.22 000336
6/18/25	00003	6/01/25 141	202506 310-51300-34000	JUN MANAGEMENT FEES	*	3,333.33	
		6/01/25 141	202506 310-51300-34200	JUN WEBSITE ADMIN	*	100.00	
		6/01/25 141	202506 310-51300-35100	JUN INFO TECH	*	150.00	
		6/01/25 141	202506 310-51300-31300	JUN DISSEM AGENT SERVICES	*	291.67	

HGB GARDENS HAMMOCK AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/01/25 141	202506 310-51300-51000		*	.30	
		OFFICE SUPPLIES					
		6/01/25 141	202506 310-51300-42000		*	4.91	
		POSTAGE					
		6/01/25 141	202506 310-51300-42500		*	12.00	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES							3,892.21 000337
6/18/25 00018		6/01/25 2897	202506 320-53800-47000		*	325.00	
		JUN LAKE MAINTENANCE					
LAKE PROS LLC							325.00 000338
6/18/25 00021		6/02/25 22390	202506 320-53800-46100		*	3,404.16	
		JUN LANDSCAPE MAINTENANCE					
		6/18/25 22738	202505 320-53800-46300		*	176.78	
		MAY IRRIGATION INSPECTION					
VERDEGO LANDSCAPE							3,580.94 000339
TOTAL FOR BANK A						66,035.16	
TOTAL FOR REGISTER						66,035.16	

HGB GARDENS HAMMOCK AMOSSING

SECTION 2

Gardens at Hammock Beach
Community Development District

Unaudited Financial Reporting
June 30, 2025



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6	<u>Long Term Debt</u>
7	<u>Assessments Receipts Schedule</u>

Gardens at Hammock Beach

Community Development District

Combined Balance Sheet

June 30, 2025

	General Fund	Debt Service 2024	Capital Project Funds
Assets:			
<u>Cash:</u>			
Operating Account	\$ 202,515	\$ -	\$ -
Due from GF	\$ -	\$ 106,412	\$ -
Due From Developer	\$ -	\$ -	\$ -
Due From Capital	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -
<u>Investments:</u>			
<u>Series 2024-01 AA1</u>			
Reserve	\$ -	\$ 345,543	\$ -
Revenue	\$ -	\$ 33,900	\$ -
Capital Interest	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ 287	\$ -
Acquisition & Construction	\$ -	\$ -	\$ 32,989
Cost of Issuance	\$ -	\$ -	\$ -
<u>Series 2024-02 AA2</u>			
Reserve	\$ -	\$ 618,856	\$ -
Revenue	\$ -	\$ 24,768	\$ -
Capital Interest	\$ -	\$ 250,418	\$ -
Acquisition & Construction	\$ -	\$ -	\$ 609,007
Cost of Issuance	\$ -	\$ -	\$ -
Total Assets	\$ 202,515	\$ 1,380,183	\$ 641,996
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Due to Developer	\$ -		
Due to Other	\$ 129		
Due to DS	\$ 106,412		
FICA Payable	\$ (31)	\$ -	\$ -
Total Liabilities	\$ 106,510	\$ -	\$ -
Fund Balances:			
Unassigned	\$ 96,005	\$ 1,380,183	\$ 641,996
Total Fund Balances	\$ 96,005	\$ 1,380,183	\$ 641,996
Total Liabilities & Fund Balance	\$ 202,515	\$ 1,380,183	\$ 641,996

Gardens at Hammock Beach

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Developer Contributions	\$ 106,047	\$ 1,486	\$ 1,486	\$ -
Assessments - Area 1	\$ 198,340	\$ 198,340	\$ 195,980	\$ (2,360)
Assessments - Area 2 (Direct)	\$ 17,563	\$ 17,563	\$ 17,563	\$ 0
Total Revenues	\$ 321,950	\$ 217,389	\$ 215,029	\$ (2,359)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 7,200	\$ 5,400	\$ 400	\$ 5,000
FICA Expense	\$ 551	\$ 413	\$ 31	\$ 383
Engineering	\$ 5,000	\$ 3,750	\$ 2,023	\$ 1,728
Attorney	\$ 5,000	\$ 3,750	\$ 12,596	\$ (8,846)
Dissemination	\$ 3,500	\$ 2,625	\$ 2,825	\$ (200)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ 0
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 750	\$ 563	\$ 138	\$ 425
Insurance	\$ 6,119	\$ 6,119	\$ 6,016	\$ 103
Printing & Binding	\$ 500	\$ 375	\$ 23	\$ 352
Legal Advertising	\$ 5,000	\$ 3,750	\$ 111	\$ 3,639
Other Current Charges	\$ 610	\$ 458	\$ 416	\$ 42
Office Supplies	\$ 125	\$ 94	\$ 1	\$ 93
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 87,580	\$ 64,796	\$ 62,004	\$ 2,792

Operations & Maintenance:

Field Expenses

Field Management	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Electricity - Streetlights	\$ 21,270	\$ 15,953	\$ 11,766	\$ 4,187
Electricity - Irrigation	\$ 4,100	\$ 3,075	\$ 1,663	\$ 1,412
Water & Sewer	\$ 30,000	\$ 22,500	\$ -	\$ 22,500
Landscape Maintenance	\$ 130,000	\$ 97,500	\$ 29,658	\$ 67,842
Landscape Contingency	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
Property Insurance	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
Lake Maintenance	\$ 9,000	\$ 6,750	\$ 12,535	\$ (5,785)
Stormwater Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 1,000	\$ 750	\$ -	\$ 750
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ 450	\$ 3,300
Sidewalk/Asphalt Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 1,000	\$ 750	\$ -	\$ 750

Gardens at Hammock Beach

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Total O&M	\$ 234,370	\$ 175,778	\$ 56,072	\$ 119,706
Total Expenditures	\$ 321,950	\$ 240,573	\$ 118,075	\$ 122,498
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 96,954	
Fund Balance - Beginning	\$ -		\$ (949)	
Fund Balance - Ending	\$ 0		\$ 96,005	

Gardens at Hammock Beach

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments - 2024-1(AA1)	\$ 347,083	\$ 347,083	\$ 342,954	\$ (4,129)
Assessments - Prepayment	\$ -	\$ -	\$ 23,555	\$ 23,555
Interest	\$ -	\$ -	\$ 53,415	\$ 53,415
Total Revenues	\$ 347,083	\$ 347,083	\$ 419,923.11	\$ 72,840
Expenditures:				
Interfund Transfer Out	\$ -	\$ -	\$ 32,043	\$ (32,043)
Series 2024-1 AA1				
Interest Expense 11/1	\$ 99,248	\$ 99,248	\$ 99,248	\$ -
Special Call 2/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Interest Expense 2/1	\$ -	\$ -	\$ 279	\$ (279)
Principal Expense 5/1	\$ 70,000	\$ 70,000	\$ 70,000	\$ -
Interest Expense 5/1	\$ 137,420	\$ 137,420	\$ 136,862	\$ 558
Special Call 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Series 2024-2 AA2				
Interest Expense 11/1	\$ 180,858	\$ 180,858	\$ 180,858	\$ -
Interest Expense 5/1	\$ 250,418	\$ 250,418	\$ 250,418	\$ -
Total Expenditures	\$ 737,944	\$ 737,943	\$ 794,708	\$ (56,764)
Excess (Deficiency) of Revenues over Expenditures	\$ (390,861)		\$ (374,784)	
Other Financing Sources/(Uses):				
Bond Proceeds 2024-01 AA1	\$ -	\$ -	\$ -	\$ -
Bond Proceeds 2024-02 AA2	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (390,861)		\$ (374,784)	
Fund Balance - Beginning	\$ 780,942		\$ 1,754,968	
Fund Balance - Ending	\$ 390,081		\$ 1,380,183	

Gardens at Hammock Beach

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Series	Series
	2024-01 AA1	2024-02 AA2
<u>Revenues</u>		
Interest	\$ 902	\$ 179,835
Transfer In	\$ 11,510	\$ 20,533
Total Revenues	\$ 12,412	\$ 200,368
<u>Expenditures:</u>		
Capital Outlay	\$ 6,457	\$ 6,443,145
Capital Outlay - COI	\$ -	\$ -
Total Expenditures	\$ 6,457	\$ 6,443,145
Excess (Deficiency) of Revenues over Expenditures	\$ 5,956	\$ (6,242,778)
<u>Other Financing Sources/(Uses)</u>		
Transfer In/(Out)	\$ -	\$ -
Bond Proceeds 2024-01 AA1	\$ -	\$ -
Bond Proceeds 2024-02 AA2	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 5,955.74	\$ (6,242,778)
Fund Balance - Beginning	\$ -	\$ 6,878,818
Fund Balance - Ending	\$ 5,956	\$ 636,040

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	\$ -	\$ 1,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,486
Assessments - Area 1	\$ -	\$ 16,934	\$ 43,277	\$ 52,753	\$ 7,644	\$ 7,713	\$ 6,850	\$ 59,800	\$ 1,009	\$ -	\$ -	\$ -	195,980
Assessments - Area 2 (Direct)	\$ -	\$ 8,782	\$ -	\$ -	\$ 4,391	\$ -	\$ -	\$ 4,391	\$ -	\$ -	\$ -	\$ -	17,563
Total Revenues	\$ -	\$ 27,202	\$ 43,277	\$ 52,753	\$ 12,035	\$ 7,713	\$ 6,850	\$ 64,190	\$ 1,009	\$ -	\$ -	\$ -	\$215,029
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	31
Engineering	\$ 800	\$ 423	\$ 200	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,023
Attorney	\$ 6,530	\$ -	\$ 140	\$ 475	\$ 359	\$ 202	\$ 1,303	\$ 3,588	\$ -	\$ -	\$ -	\$ -	12,596
Dissemination	\$ 292	\$ 292	\$ 292	\$ 392	\$ 292	\$ 292	\$ 392	\$ 292	\$ 292	\$ -	\$ -	\$ -	2,825
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 23	\$ 1	\$ 17	\$ -	\$ 43	\$ 3	\$ 15	\$ 31	\$ 5	\$ -	\$ -	\$ -	138
Insurance	\$ 6,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,016
Printing & Binding	\$ 7	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ -	\$ -	\$ -	23
Legal Advertising	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	\$ -	\$ -	\$ -	\$ -	111
Other Current Charges	\$ 77	\$ 40	\$ 40	\$ 41	\$ 44	\$ 44	\$ 43	\$ 43	\$ 44	\$ -	\$ -	\$ -	416
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 17,586	\$ 4,339	\$ 4,276	\$ 4,791	\$ 4,622	\$ 4,123	\$ 10,336	\$ 7,565	\$ 4,367	\$ -	\$ -	\$ -	\$ 62,004
<u>Operations & Maintenance:</u>													
Field Expenses													
Electricity - Irrigation	\$ 330	\$ 101	\$ 87	\$ 149	\$ 161	\$ 167	\$ 227	\$ 242	\$ 199	\$ -	\$ -	\$ -	1,663
Streetlights	\$ -	\$ -	\$ 2,921	\$ 1,470	\$ 1,475	\$ 1,475	\$ 1,475	\$ 1,475	\$ 1,475	\$ -	\$ -	\$ -	11,766
Landscape Maintenance	\$ 2,425	\$ 3,404	\$ 3,404	\$ 3,404	\$ 3,404	\$ 3,404	\$ 3,404	\$ 3,404	\$ 3,404	\$ -	\$ -	\$ -	29,658
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75	\$ 198	\$ 177	\$ -	\$ -	\$ -	\$ -	450
Lake Maintenance	\$ 325	\$ 325	\$ 6,595	\$ 325	\$ 325	\$ 325	\$ 3,665	\$ 325	\$ 325	\$ -	\$ -	\$ -	12,535
Total O&M Expenses:	\$ 3,080	\$ 3,831	\$ 13,007	\$ 5,349	\$ 5,365	\$ 5,445	\$ 8,969	\$ 5,623	\$ 5,403	\$ -	\$ -	\$ -	\$ 6,072
Total Expenditures:	\$ 20,666	\$ 8,169	\$ 17,283	\$ 10,139	\$ 9,986	\$ 9,568	\$ 19,305	\$ 13,189	\$ 9,770	\$ -	\$ -	\$ -	\$ 118,075
Excess (Deficiency) of Revenues over Expenditures	\$ (20,666)	\$ 19,032	\$ 25,994	\$ 42,614	\$ 2,049	\$ (1,856)	\$ (12,455)	\$ 51,002	\$ (8,761)	\$ -	\$ -	\$ -	\$96,954

Gardens at Hammock Beach

Community Development District

Long Term Debt Report

Series 2024-01 AA1, Special Assessment Revenue Bonds

Interest Rate:	4.8%, 5.875%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$347,084	
Reserve Fund Balance	\$345,543	
Bonds Outstanding - 06/18/24		\$5,040,000
Less: Special Call - 02/01/25		(\$20,000)
Less: Principal Payment - 05/01/25		(\$70,000)
Less: Special Call - 05/01/25		(\$5,000)

Current Bonds Outstanding	\$4,945,000
----------------------------------	--------------------

Series 2024-012 AA2, Special Assessment Revenue Bonds

Interest Rate:	4.8%, 5.875%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$618,856	
Reserve Fund Balance	\$618,856	
Bonds Outstanding - 06/18/24		\$8,785,000

Current Bonds Outstanding	\$8,785,000
----------------------------------	--------------------

Gardens at Hammock Beach

Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 211,000.00	\$	369,237.34	\$ 580,237.34
Net Assessments	\$ 198,340.00	\$	347,083.10	\$ 545,423.10

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	36%		64%		100%	
							General Fund	Debt Service	Total			
11/26/24	Check	\$ 49,498.92	\$ (1,979.99)	\$ (950.38)	\$ -	\$ 46,568.55	\$ 16,934.39	\$ 29,634.16	\$ 46,568.55	\$	-	
12/4/24	Check	\$ 126,497.24	\$ (5,059.95)	\$ (2,428.74)	\$ -	\$ 119,008.55	\$ 43,276.78	\$ 75,731.77	\$ 119,008.55	\$	-	
12/16/24	Check	\$ 145,746.82	\$ (5,692.43)	\$ (2,801.09)	\$ -	\$ 137,253.30	\$ 49,911.38	\$ 87,341.92	\$ 137,253.30	\$	-	
12/30/24	Check	\$ 8,249.82	\$ (274.99)	\$ (159.50)	\$ -	\$ 7,815.33	\$ 2,842.00	\$ 4,973.33	\$ 7,815.33	\$	-	
1/30/25	Check	\$ 21,999.52	\$ (549.99)	\$ (428.99)	\$ -	\$ 21,020.54	\$ 7,644.00	\$ 13,376.54	\$ 21,020.54	\$	-	
3/5/25	Check	\$ 21,999.52	\$ (357.50)	\$ (432.84)	\$ -	\$ 21,209.18	\$ 7,712.60	\$ 13,496.58	\$ 21,209.18	\$	-	
3/28/25	Check	\$ 19,249.58	\$ (27.50)	\$ (384.44)	\$ -	\$ 18,837.64	\$ 6,850.20	\$ 11,987.44	\$ 18,837.64	\$	-	
4/29/25	Check	\$ 167,911.34	\$ (110.00)	\$ (3,356.03)	\$ -	\$ 164,445.31	\$ 59,799.60	\$ 104,645.71	\$ 164,445.31	\$	-	
6/3/25	Check	\$ 2,832.44	\$ -	\$ (56.65)	\$ -	\$ 2,775.79	\$ 1,009.40	\$ 1,766.39	\$ 2,775.79	\$	-	
6/18/25	Check	\$ 17,242.13	\$ -	\$ (344.84)	\$ -	\$ 16,897.29	\$ 6,144.60	\$ 10,752.69	\$ 16,897.29	\$	-	
						\$ -	\$ -	\$ -	\$ -	\$	-	
Total		\$ 581,227.33	\$ (14,052.35)	\$ (11,343.50)	\$ -	\$ 555,831.48	\$ 202,124.95	\$ 353,706.53	\$ 555,831.48			

102%	Net Percentage Collected
0	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Palm Coast Intracoastal LLC					
2025-01				Net Assessments	\$ 17,563.26
					\$ 17,563.26
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
11/27/24	12/1/24	1627	\$ 8,781.63	\$ 8,781.63	\$ 8,781.63
2/7/25	2/1/25	1643	\$ 4,390.82	\$ 4,390.82	\$ 4,390.82
5/2/25	5/1/25	1672	\$ 4,390.82	\$ 4,390.82	\$ 4,390.82
			\$ 17,563.27	\$ 17,563.27	\$ 17,563.27

SECTION 3

**NOTICE OF MEETINGS
GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026**

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