

**WILLOW
HAMMOCK**

**COMMUNITY DEVELOPMENT
DISTRICT**

August 23, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**WILLOW
HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Willow Hammock Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 16, 2023

Board of Supervisors
Willow Hammock Community Development District

Dear Board Members:

The Board of Supervisors of the Willow Hammock Community Development District will hold a Public Hearing and Regular Meeting on August 23, 2023 at 6:00 p.m., at the Willow Hammock Community Association Amenity Center (Pool Deck), 4002 Willow Branch Place, Palmetto, Florida 34221-2784. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank
6. Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022
7. Acceptance of Unaudited Financial Statements
 - A. as of April 30, 2023
 - B. as of July 31, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY

TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

8. Approval of May 22, 2023 Regular Meeting Minutes

9. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *ZNS Engineering, L.C.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 25, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	CHAD PATTILLO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRISTINA ZIMMERMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAYLA SPRAGUE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JENNIFER HICKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSH DELANCEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

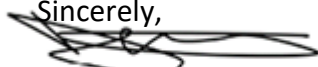
10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

3A



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
34820	450518	Print Legal Ad-IPL01335940 - IPL0133594		\$162.34	1	74 L

Attention: Gillyardd
 WILLOW HAMMOCK CDD
 2300 GLADES ROAD SUITE 410 W
 BOCA RATON, FL 33431

gillyardd@whhassociates.com

**WILLOW HAMMOCK
 Community Development
 District**

**NOTICE OF PUBLIC HEARING
 TO CONSIDER THE ADOPTION
 OF THE FISCAL YEAR
 2023/2024 BUDGETS; AND
 NOTICE OF REGULAR BOARD
 OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Willow Hammock Community Development District ("District") will hold a public hearing on August 23, 2023 at 6:00 p.m., at the Willow Hammock Community Association Amenity Center, 4002 Willow Branch Place, Palmetto, Florida, 34221, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1 (877) 276-0889 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.willowhammockcdd.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Daniel Rom
 District Manager
 IPL0133594
 Aug 4, 11 2023

THE STATE OF TEXAS COUNTY OF DALLAS

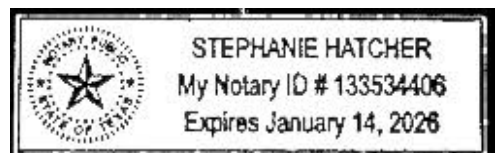
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
 2 insertion(s) published on:
 08/04/23, 08/11/23

THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 11th day of August in the year of 2023

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-05

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Willow Hammock Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the 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 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 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 1st of each year, the 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 THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), 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.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Willow Hammock Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$499,183 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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	\$ 86,650
DEBT SERVICE FUND(S)	\$412,533
TOTAL ALL FUNDS	\$499,183

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2023.

ATTEST:

**WILLOW HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
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**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 88,807				\$ 88,807
Allowable discounts (4%)	(3,552)				(3,552)
Assessment levy: on-roll - net	85,255	\$ 82,881	\$ 2,374	\$ 85,255	85,255
Total revenues	85,255	82,881	2,374	85,255	85,255
EXPENDITURES					
Professional & administrative					
Supervisors	3,230	-	3,230	3,230	3,230
Management/accounting/recording	41,616	17,340	24,276	41,616	41,616
Legal	15,000	61	750	811	15,000
Engineering	2,500	-	2,500	2,500	2,500
Audit	5,900	-	5,900	5,900	6,100
Arbitrage rebate calculation	750	500	250	750	750
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	3,200	-	3,200	3,200	3,200
Telephone	200	83	117	200	200
Postage	500	21	479	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	323	1,177	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,300	5,988	312	6,300	6,300
Contingencies/bank charges	500	44	456	500	500
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser & tax collector	2,664	2,377	287	2,664	2,664
Total expenditures	86,450	27,537	44,724	72,261	86,650
Excess/(deficiency) of revenues over/(under) expenditures	(1,195)	55,344	(42,350)	12,994	(1,395)
Fund balance - beginning (unaudited)	70,021	57,102	112,446	57,102	70,096
Committed:					
Working capital	18,000	18,000	18,000	18,000	26,388
Unassigned	50,826	94,446	52,096	52,096	42,313
Fund balance - ending (projected)	\$ 68,826	\$ 112,446	\$ 70,096	\$ 70,096	\$ 68,701

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,230
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	41,616
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	3,200
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,300
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing & other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Property appraiser & tax collector	2,664
Total expenditures	<u><u>\$ 86,650</u></u>

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 429,722				\$ 429,722
Allowable discounts (4%)	(17,189)				(17,189)
Net assessment levy - on-roll	412,533	\$ 400,955	\$ 11,578	\$ 412,533	412,533
Interest	-	4,853	-	4,853	-
Total revenues	412,533	405,808	11,578	417,386	412,533
EXPENDITURES					
Debt service					
Principal	125,000	125,000	-	125,000	130,000
Interest	270,163	136,175	133,988	270,163	265,700
Property appraiser & tax collector	12,892	11,500	1,392	12,892	12,892
Total expenditures	408,055	272,675	135,380	408,055	408,592
Excess/(deficiency) of revenues over/(under) expenditures	4,478	133,133	(123,802)	9,331	3,941
Fund balance:					
Net increase/(decrease) in fund balance	4,478	133,133	(123,802)	9,331	3,941
Beginning fund balance (unaudited)	494,604	499,533	632,666	499,533	508,864
Ending fund balance (projected)	499,082	\$632,666	\$ 508,864	\$ 508,864	512,805
Use of fund balance:					
Debt service reserve account balance (required)					(200,750)
Principal expense - November 1, 2024					(135,000)
Interest expense - November 1, 2024					(129,013)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 48,042</u>

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	130,000.00		3.500%	133,987.50	263,987.50	5,565,000.00
05/01/24				131,712.50	131,712.50	5,565,000.00
11/01/24	135,000.00		4.000%	129,012.50	264,012.50	5,430,000.00
05/01/25				129,012.50	129,012.50	5,430,000.00
11/01/25	140,000.00		4.000%	126,212.50	266,212.50	5,290,000.00
05/01/26				126,212.50	126,212.50	5,290,000.00
11/01/26	145,000.00		4.000%	123,312.50	268,312.50	5,145,000.00
05/01/27				123,312.50	123,312.50	5,145,000.00
11/01/27	150,000.00		4.000%	120,312.50	270,312.50	4,995,000.00
05/01/28				120,312.50	120,312.50	4,995,000.00
11/01/28	155,000.00		4.000%	120,312.50	275,312.50	4,840,000.00
05/01/29				117,212.50	117,212.50	4,840,000.00
11/01/29	165,000.00		4.625%	113,396.88	278,396.88	4,675,000.00
05/01/30				113,396.88	113,396.88	4,675,000.00
11/01/30	170,000.00		4.625%	109,465.63	279,465.63	4,505,000.00
05/01/31				109,465.63	109,465.63	4,505,000.00
11/01/31	180,000.00		4.625%	105,303.13	285,303.13	4,325,000.00
05/01/32				105,303.13	105,303.13	4,325,000.00
11/01/32	185,000.00		4.625%	101,025.00	286,025.00	4,140,000.00
05/01/33				101,025.00	101,025.00	4,140,000.00
11/01/33	195,000.00		4.625%	96,515.63	291,515.63	3,945,000.00
05/01/34				96,515.63	96,515.63	3,945,000.00
11/01/34	205,000.00		4.625%	91,775.00	296,775.00	3,740,000.00
05/01/35				91,775.00	91,775.00	3,740,000.00
11/01/35	215,000.00		4.625%	86,803.13	301,803.13	3,525,000.00
05/01/36				86,803.13	86,803.13	3,525,000.00
11/01/36	225,000.00		4.625%	81,600.00	306,600.00	3,300,000.00
05/01/37				81,600.00	81,600.00	3,300,000.00
11/01/37	235,000.00		4.625%	76,165.63	311,165.63	3,065,000.00
05/01/38				76,165.63	76,165.63	3,065,000.00
11/01/38	245,000.00		4.625%	76,165.63	321,165.63	2,820,000.00
05/01/39				70,500.00	70,500.00	2,820,000.00
11/01/39	255,000.00		5.000%	70,500.00	325,500.00	2,565,000.00
05/01/40				64,125.00	64,125.00	2,565,000.00
11/01/40	270,000.00		5.000%	64,125.00	334,125.00	2,295,000.00
05/01/41				57,375.00	57,375.00	2,295,000.00

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	280,000.00		5.000%	57,375.00	337,375.00	2,015,000.00
05/01/42				50,375.00	50,375.00	2,015,000.00
11/01/42	295,000.00		5.000%	50,375.00	345,375.00	1,720,000.00
05/01/43				43,000.00	43,000.00	1,720,000.00
11/01/43	310,000.00		5.000%	43,000.00	353,000.00	1,410,000.00
05/01/44				35,250.00	35,250.00	1,410,000.00
11/01/44	325,000.00		5.000%	35,250.00	360,250.00	1,085,000.00
05/01/45				27,125.00	27,125.00	1,085,000.00
11/01/45	345,000.00		5.000%	27,125.00	372,125.00	740,000.00
05/01/46				18,500.00	18,500.00	740,000.00
11/01/46	360,000.00		5.000%	18,500.00	378,500.00	380,000.00
05/01/47				9,500.00	9,500.00	380,000.00
11/01/47	380,000.00		5.000%	9,500.00	389,500.00	-
Total	5,695,000.00			4,052,690.69	9,747,690.69	

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
SF Units	299	\$ 297.02	\$ 1,442.02	\$ 1,739.04	\$ 1,739.04
Total	299				

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Willow Hammock 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 Manatee 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; 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 2023/2024; 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 of the Willow Hammock Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that 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, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 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. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** 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 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 23rd day of August, 2023.

ATTEST:

**WILLOW HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

5

**Willow Hammock
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Willow Hammock Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Willow Hammock Community Development District
Manatee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Willow Hammock Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Willow Hammock Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Willow Hammock Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Willow Hammock Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 13, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Willow Hammock Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2023

Willow Hammock Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022

Management's discussion and analysis of Willow Hammock Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Willow Hammock Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022:

- ◆ The District's total assets exceeded total liabilities by \$391,562 (net position). Net investments in capital assets for Governmental activities was \$149,150. Unrestricted net position for Governmental Activities was \$57,103. Governmental activities restricted net position was \$185,309.
- ◆ Governmental activities revenues totaled \$499,989 while governmental activities expenses totaled \$350,888.

**Willow Hammock Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 69,211	\$ 54,581
Restricted assets	497,425	507,509
Capital assets	5,791,576	5,791,576
Total Assets	6,358,212	6,353,666
Current liabilities	248,474	247,101
Non-current liabilities	5,718,176	5,864,104
Total Liabilities	5,966,650	6,111,205
Net position - net investment in capital assets	149,150	8,222
Net position - restricted	185,309	193,495
Net position - unrestricted	57,103	40,744
Total Net Position	\$ 391,562	\$ 242,461

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in restricted assets is related to the decrease in the debt service investment accounts in the current year.

The decrease in long term liabilities is related to the principal payment made in the current year.

**Willow Hammock Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 498,290	\$ 519,410
General Revenues		
Investment income	1,699	45
Total Revenues	<u>499,989</u>	<u>519,455</u>
Expenses		
General government	79,033	77,735
Interest and other charges	271,855	276,958
Total Expenses	<u>350,888</u>	<u>354,693</u>
Change in Net Position	149,101	164,762
Net Position - Beginning of Year	242,461	77,699
Net Position - End of Year	<u>\$ 391,562</u>	<u>\$ 242,461</u>

The decrease in charges for services is related to the decrease in special assessments prepayments in the current year.

**Willow Hammock Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities	
	2022	2021
Construction in progress	\$ 5,791,576	\$ 5,791,576

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less professional fees than were anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2017, the District issued \$6,300,000 Special Assessment Revenue Bonds, Series 2017. These bonds were issued to provide funds for the acquisition and/or construction of public improvements and community facilities. The balance outstanding at September 30, 2022 was \$5,820,000.

Economic Factors and Next Year's Budget

The District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Willow Hammock Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Willow Hammock Community Development District, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Willow Hammock Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 66,661
Assessments receivable	2,550
Total Current Assets	69,211
Non-Current Assets	
Restricted Assets	
Investments	497,425
Capital Assets, Not Being Depreciated	
Construction in progress	5,791,576
Total Non-Current Assets	6,289,001
Total Assets	6,358,212
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	4,544
Due to developer	5,451
Bonds payable	125,000
Accrued interest	113,479
Total Current Liabilities	248,474
Non-Current Liabilities	
Bonds payable, net	5,718,176
Total Liabilities	5,966,650
NET POSITION	
Net investment in capital assets	149,150
Restricted for debt service	185,305
Restricted for capital projects	4
Unrestricted	57,103
Total Net Position	\$ 391,562

See accompanying notes to financial statements.

Willow Hammock Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (79,033)	\$ 85,357	\$ 6,324
Interest and other charges	(271,855)	412,933	141,078
Total Governmental Activities	<u>\$ (350,888)</u>	<u>\$ 498,290</u>	<u>147,402</u>
	General Revenues		
	Investment income		<u>1,699</u>
	Change in Net Position		149,101
	Net Position - October 1, 2021		<u>242,461</u>
	Net Position - September 30, 2022		<u>\$ 391,562</u>

See accompanying notes to financial statements.

Willow Hammock Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 66,661	\$ -	\$ -	\$ 66,661
Assessments receivable	437	2,113	-	2,550
Restricted assets				
Investments, at fair value	-	497,421	4	497,425
Total Assets	\$ 67,098	\$ 499,534	\$ 4	\$ 566,636
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 4,544	\$ -	\$ -	\$ 4,544
Due to developer	5,451	-	-	5,451
Total Liabilities	9,995	-	-	9,995
FUND BALANCES				
Restricted:				
Debt service	-	499,534	-	499,534
Capital projects	-	-	4	4
Unassigned	57,103	-	-	57,103
Total Fund Balances	57,103	499,534	4	556,641
Total Liabilities and Fund Balances	\$ 67,098	\$ 499,534	\$ 4	\$ 566,636

See accompanying notes to financial statements.

**Willow Hammock Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022**

Total Governmental Fund Balances	\$	556,641
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, not being depreciated, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the governmental fund level.		5,791,576
Long-term liabilities, including bonds payable, \$(5,820,000), plus bond premium, net, \$(23,176), are not due and payable in the current period and therefore, are not reported at the governmental fund level.		(5,843,176)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		<u>(113,479)</u>
Net Position of Governmental Activities	\$	<u><u>391,562</u></u>

See accompanying notes to financial statements.

Willow Hammock Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 85,357	\$ 412,933	\$ -	\$ 498,290
Investment income	-	1,699	-	1,699
Total Revenues	<u>85,357</u>	<u>414,632</u>	<u>-</u>	<u>499,989</u>
Expenditures				
Current				
General government	68,998	10,035	-	79,033
Debt service				
Principal	-	140,000	-	140,000
Interest	-	274,950	-	274,950
Total Expenditures	<u>68,998</u>	<u>424,985</u>	<u>-</u>	<u>493,983</u>
Net Change in Fund Balances	16,359	(10,353)	-	6,006
Fund Balances - October 1, 2021	<u>40,744</u>	<u>509,887</u>	<u>4</u>	<u>550,635</u>
Fund Balances - September 30, 2022	<u>\$ 57,103</u>	<u>\$ 499,534</u>	<u>\$ 4</u>	<u>\$ 556,641</u>

See accompanying notes to financial statements.

Willow Hammock Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	6,006
Amounts reported for governmental activities in the Statement of Activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement, but such repayments reduce liabilities in the Statement of Net Position.		140,000
Amortization of bond premium does not require the use of current financial resources and therefore, is not reported in the governmental funds. This is the amount of amortization in the current period.		928
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.		<u>2,167</u>
Change in Net Position of Governmental Activities	\$	<u><u>149,101</u></u>

See accompanying notes to financial statements.

Willow Hammock Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 85,255	\$ 85,255	\$ 85,357	\$ 102
Expenditures				
Current				
General government	84,640	84,640	68,998	15,642
Net Change in Fund Balances	615	615	16,359	15,744
Fund Balances - October 1, 2021	27,597	27,597	40,744	13,147
Fund Balances - September 30, 2022	<u>\$ 28,212</u>	<u>\$ 28,212</u>	<u>\$ 57,103</u>	<u>\$ 28,891</u>

See accompanying notes to financial statements.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on April 28, 2017 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 17-20 of the Board of County Commissioners of Manatee County, Florida as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Willow Hammock Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Willow Hammock Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Series 2017 Special Assessment Revenue Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Unamortized Bond Premium

Bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds. For financial reporting, the unamortized bond premium is netted against the applicable long-term debt.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$556,641, differs from “net position” of governmental activities, \$391,562, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (construction in progress) that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	<u>\$ 5,791,576</u>
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Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (5,820,000)
Bond premium, net	<u>(23,176)</u>
Bonds payable, net	<u>\$ (5,843,176)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (113,479)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$6,006, differs from the "change in net position" for governmental activities, \$149,101, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

The repayment of long-term liabilities is reported as an expenditure at the fund level, but such repayments reduce long-term liabilities at the government-wide level.

Debt principal payments	<u>\$ 140,000</u>
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Amortization of the bond premium does not require the use of current financial resources and therefore, is not reported in governmental funds.

Amortization of bond premium	<u>\$ 928</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 2,167</u>
--	-----------------

**Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$66,846 and the carrying value was \$66,661. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District has the following investment and maturity:

Investment	Maturity	Fair Value
FIMM Treasury Portfolio	13 days *	<u>\$ 497,425</u>

* Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in FIMM Treasury Portfolio were rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FIMM Treasury Portfolio represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 5,791,576	\$ -	\$ -	\$ 5,791,576

NOTE E – LONG-TERM DEBT

The following is a summary of activity of long-term debt activity of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 5,960,000
Payment of principal	(140,000)
Long-term debt at September 30, 2022	5,820,000
Plus: bond premium, net	23,176
Bonds Payable, Net	\$ 5,843,176

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

\$6,300,000 Series 2017 Bonds are due in annual principal installments beginning November 2018, maturing November 2047. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2017, at a rate of 3.5% on the \$715,000 bonds, with a maturity date of November 1, 2023, 4% on the \$725,000 bonds, with a maturity date of November 1, 2028, 4.625% on the \$2,020,000 bonds, with a maturity date of November 2038, and 5% on the \$2,840,000 bonds, with a maturity date of November 2047.	\$ 5,820,000
Plus: bond premium, net	<u>23,176</u>
Bonds Payable, Net	<u><u>\$ 5,843,176</u></u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 125,000	\$ 270,163	\$ 395,163
2024	130,000	265,700	395,700
2025	135,000	260,725	395,725
2026	140,000	255,225	395,225
2027	145,000	249,525	394,525
2028-2032	820,000	1,146,291	1,966,291
2033-2037	1,025,000	939,141	1,964,141
2038-2042	1,285,000	662,641	1,947,641
2043-2047	1,635,000	307,625	1,942,625
2048	<u>380,000</u>	<u>9,500</u>	<u>389,500</u>
Totals	<u><u>\$ 5,820,000</u></u>	<u><u>\$ 4,366,536</u></u>	<u><u>\$ 10,186,536</u></u>

**Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2027 at a redemption price equal to the principal amount of the Series 2017 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2017 Reserve Account is funded from the proceeds of the Series 2017 Bonds in amounts equal to fifty percent of the maximum annual debt service requirement for all outstanding Series 2017 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2017 Special Assessment Revenue Bonds	\$ 200,750	\$ 200,750

NOTE F – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. Two members of the Board are affiliated with the developer.

Willow Hammock Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage in the last three years.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Willow Hammock Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Willow Hammock Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 13, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Willow Hammock Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Willow Hammock Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Willow Hammock Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Willow Hammock Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Willow Hammock Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Willow Hammock Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Willow Hammock Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated June 13, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Willow Hammock Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Willow Hammock Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
Willow Hammock Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Willow Hammock Community Development District. It is management's responsibility to monitor the Willow Hammock Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, Willow Hammock Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,600
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$66,383
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District has no construction projects at this time.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: Actuals did not go over original adopted budget for Fiscal Year 2022. There were no amendments to the budget.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, Willow Hammock Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as: General Fund \$297.02 and Debt Service Fund \$1,442.02
- 2) The amount of special assessments collected by or on behalf of the District as: The district collected total special assessments of \$498,290.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: The outstanding balance as of 9/30/2022 is \$5,820,000 due in annual installments through May 2048.

To the Board of Supervisors
Willow Hammock Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2023



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Willow Hammock Community Development District
Manatee County, Florida

We have examined Willow Hammock Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Willow Hammock Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Willow Hammock Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Willow Hammock Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Willow Hammock Community Development District's compliance with the specified requirements.

In our opinion, Willow Hammock Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 13, 2023

WILLOW HAMMOCK

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILLOW
HAMMOCK COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL
YEAR ENDED SEPTEMBER 30, 2022**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Statements for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Statements for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and

2. A verified copy of said Audited Financial Statements for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 23rd day of August, 2023.

ATTEST:

**WILLOW HAMMOCK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**WILLOW
HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS
A**

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 111,224	\$ -	\$ -	\$ 111,224
Investments				
Revenue 2017	-	304,989	-	304,989
Reserve 2017	-	200,750	-	200,750
Interest 2017	-	133,987	-	133,987
Construction 2017	-	-	4	4
Total assets	<u>\$ 111,224</u>	<u>\$ 639,726</u>	<u>\$ 4</u>	<u>\$ 750,954</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Developer	\$ 2,368	\$ -	\$ -	\$ 2,368
Developer advance	3,083	-	-	3,083
Total liabilities	<u>5,451</u>	<u>-</u>	<u>-</u>	<u>5,451</u>
Fund balances:				
Restricted for:				
Debt service	-	639,726	-	639,726
Capital projects	-	-	4	4
Committed:				
Working capital	18,000	-	-	18,000
Unassigned	87,773	-	-	87,773
Total fund balances	<u>105,773</u>	<u>639,726</u>	<u>4</u>	<u>745,503</u>
Total liabilities and fund balance	<u>\$ 111,224</u>	<u>\$ 639,726</u>	<u>\$ 4</u>	<u>\$ 750,954</u>

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 83,471	\$ 85,255	98%
Total revenues	<u>-</u>	<u>83,471</u>	<u>85,255</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	3,230	0%
Management	3,468	24,276	41,616	58%
Legal	-	61	15,000	0%
Engineering	-	-	2,500	0%
Audit	-	-	5,900	0%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	3,200	0%
Telephone	17	117	200	59%
Postage	10	42	500	8%
Printing & binding	42	292	500	58%
Legal advertising	-	323	1,500	22%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	6,300	95%
Contingencies/bank charges	2	48	500	10%
Website				
Hosting	-	-	705	0%
ADA compliance	-	-	210	0%
Property appraiser & Tax collector	-	2,395	2,664	90%
Total expenditures	<u>3,622</u>	<u>34,800</u>	<u>86,450</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	(3,622)	48,671	(1,195)	
Fund balances - beginning	109,395	57,102	70,021	
Committed:				
Working capital	18,000	18,000	18,000	
Unassigned	87,773	87,773	50,826	
Fund balances - ending	<u>\$ 105,773</u>	<u>\$ 105,773</u>	<u>\$ 68,826</u>	

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 403,808	\$ 412,533	98%
Interest	2,301	9,145	-	N/A
Total revenues	<u>2,301</u>	<u>412,953</u>	<u>412,533</u>	100%
EXPENDITURES				
Principal	-	125,000	125,000	100%
Interest	-	136,175	270,163	50%
Property appraiser & Tax collector	-	11,585	12,892	90%
Total expenditures	<u>-</u>	<u>272,760</u>	<u>408,055</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	2,301	140,193	4,478	
Fund balance - beginning	637,425	499,533	494,604	
Fund balance - ending	<u>\$ 639,726</u>	<u>\$ 639,726</u>	<u>\$ 499,082</u>	

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Net increase/(decrease), fund balance	-	-
Beginning fund balance	4	4
Ending fund balance	\$ 4	\$ 4

**WILLOW
HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

B

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 95,484	\$ -	\$ -	\$ 95,484
Investments				
Revenue 2017	-	319,970	-	319,970
Reserve 2017	-	200,750	-	200,750
Construction 2017	-	-	4	4
Due from other	173	-	-	173
Total assets	<u>\$ 95,657</u>	<u>\$ 520,720</u>	<u>\$ 4</u>	<u>\$ 616,381</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Developer	\$ 2,368	\$ -	\$ -	\$ 2,368
Developer advance	3,083	-	-	3,083
Total liabilities	<u>5,451</u>	<u>-</u>	<u>-</u>	<u>5,451</u>
Fund balances:				
Restricted for:				
Debt service	-	520,720	-	520,720
Capital projects	-	-	4	4
Committed:				
Working capital	18,000	-	-	18,000
Unassigned	72,206	-	-	72,206
Total fund balances	<u>90,206</u>	<u>520,720</u>	<u>4</u>	<u>610,930</u>
Total liabilities and fund balance	<u>\$ 95,657</u>	<u>\$ 520,720</u>	<u>\$ 4</u>	<u>\$ 616,381</u>

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 85,312	\$ 85,255	100%
Total revenues	<u>-</u>	<u>85,312</u>	<u>85,255</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	3,230	27%
Management	3,468	34,680	41,616	83%
Legal	1,434	1,495	15,000	10%
Engineering	-	-	2,500	0%
Audit	3,500	3,500	5,900	59%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	833	1,000	83%
Trustee	-	-	3,200	0%
Telephone	17	167	200	84%
Postage	20	72	500	14%
Printing & binding	42	417	500	83%
Legal advertising	-	301	1,500	20%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	6,300	95%
Contingencies/bank charges	5	64	500	13%
Website				
Hosting	705	705	705	100%
ADA compliance	-	-	210	0%
Property appraiser & tax collector	-	2,450	2,664	92%
Total expenditures	<u>9,274</u>	<u>52,208</u>	<u>86,450</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(9,274)	33,104	(1,195)	
Fund balances - beginning	99,480	57,102	70,021	
Committed:				
Working capital	18,000	18,000	18,000	
Unassigned	72,206	72,206	50,826	
Fund balances - ending	<u>\$ 90,206</u>	<u>\$ 90,206</u>	<u>\$ 68,826</u>	

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 412,715	\$ 412,533	100%
Interest	1,985	15,487	-	N/A
Total revenues	<u>1,985</u>	<u>428,202</u>	<u>412,533</u>	104%
EXPENDITURES				
Principal	-	125,000	125,000	100%
Interest	-	270,163	270,163	100%
Property appraiser & Tax collector	-	11,852	12,892	92%
Total expenditures	<u>-</u>	<u>407,015</u>	<u>408,055</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,985	21,187	4,478	
Fund balance - beginning	518,735	499,533	494,604	
Fund balance - ending	<u>\$ 520,720</u>	<u>\$ 520,720</u>	<u>\$ 499,082</u>	

**WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Net increase/(decrease), fund balance	-	-
Beginning fund balance	4	4
Ending fund balance	\$ 4	\$ 4

**WILLOW
HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
WILLOW HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Hammock Community Development District held a Regular Meeting on May 22, 2023 at 6:00 p.m., at the Willow Hammock Community Association Amenity Center (Pool Deck), 4002 Willow Branch Place, Palmetto, Florida 34221-2784.

Present at the meeting were:

Jennifer Hicks	Chair
Christina Zimmerman	Vice Chair
Chad Pattillo	Assistant Secretary
Josh Delancey	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Tucker Mackie (via telephone)	District Counsel
Kayla Sprague	Resident/Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 6:09 p.m. The Oath of Office was administered to Mr. Patillo, Ms. Zimmerman and Mr. Delancey before the meeting.

Supervisors Zimmerman, Hicks, Delancey and Pattillo were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors Chad Patillo [SEAT 1], Christina Zimmerman [SEAT 2] and Josh Delancey [SEAT 5] (the following to be provided in a separate package)

This item was addressed during the First Order of Business.

- 42 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 43 B. Membership, Obligations and Responsibilities
- 44 C. Chapter 190, Florida Statutes
- 45 D. Financial Disclosure Forms
 - 46 I. Form 1: Statement of Financial Interests
 - 47 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - 48 III. Form 1F: Final Statement of Financial Interests
- 49 E. Form 8B – Memorandum of Voting Conflict

50

51 **FOURTH ORDER OF BUSINESS**

52 **Consideration of Resolution 2023-01,**
53 **Canvassing and Certifying the Results of**
54 **the Landowners’ Election of Supervisors**
55 **Held Pursuant to Section 190.006(2),**
56 **Florida Statutes; and Providing for an**
57 **Effective Date**

58 Mr. Rom presented Resolution 2023-01. The Landowners’ Election results were as
59 follows:

60	Seat 1	Chad Pattillo	1 vote	Two-year Term
61	Seat 2	Christina Zimmerman	2 votes	Four-year Term
62	Seat 5	Josh Delancey	2 votes	Four-year Term

63

64 **On MOTION by Ms. Hicks and seconded by Mr. Pattillo, with all in favor,**
 65 **Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’**
 66 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes;**
 67 **and Providing for an Effective Date, was adopted.**

68

69

70 **FIFTH ORDER OF BUSINESS**

71 **Consider Appointment to Fill Unexpired**
72 **Term of Seat 3; Term Expires November**
73 **2024**

74 Mr. Delancey nominated Ms. Kayla Sprague to fill Seat 3. No other nominations were
75 made.

76

77 **On MOTION by Mr. Delancey and seconded by Ms. Hicks, with all in favor, the**
 78 **appointment of Ms. Kayla Sprague to fill Seat 3, was approved.**

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• **Administration of Oath of Office**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Kayla Sprague. He provided and briefly explained the items listed in the Third Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-02. Mr. Pattillo nominated the following slate:

Chair	Jennifer Hicks
Vice Chair	Christina Zimmerman
Assistant Secretary	Chad Pattillo
Assistant Secretary	Josh Delancey
Assistant Secretary	Kayla Sprague
Assistant Secretary	Daniel Rom

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

On MOTION by Mr. Pattillo and seconded by Ms. Zimmerman, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The following changes were made to the proposed Fiscal Year 2024 budget:

118 Page 1, "Supervisors" line item: Increase if necessary.

119 Page 1, "Insurance" line item: Increase to \$6,600

120 Mr. Rom noted that it will be necessary to utilize more fund balance to offset any
121 assessment increase to keep the Fiscal Year 2024 assessments the same as the Fiscal Year 2023
122 assessments.

123 Discussion ensued regarding the Fund Balance figures and expenses for the Fiscal Year
124 2023 budget.

125

126 **On MOTION by Ms. Zimmerman and seconded by Mr. Delancey, with all in**
127 **favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year**
128 **2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to**
129 **Florida Law for August 23, 2023 at 6:00 p.m., at the Willow Hammock**
130 **Community Association Amenity Center (Pool Deck), 4002 Willow Branch**
131 **Place, Palmetto, Florida 34221-2784; Addressing Transmittal, Posting and**
132 **Publication Requirements; Addressing Severability; and Providing an Effective**
133 **Date, was adopted.**

134

135

136 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2023-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date

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143 Mr. Rom presented Resolution 2023-04. The following change was made to the Fiscal
144 Year 2024 Meeting Schedule:

145 DATES: Change all to fourth Wednesday of each month

146

147 **On MOTION by Mr. Delancey and seconded by Mr. Pattillo, with all in favor,**
148 **Resolution 2023-04, Designating Dates, Times and Locations for Regular**
149 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024,**
150 **as amended, and Providing for an Effective Date, was adopted.**

151

152

153 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of April 30, 2023

154

155

156 This item was deferred.

157

158 TENTH ORDER OF BUSINESS

Approval of Minutes

159

160 A. August 22, 2022 Public Hearing and Regular Meeting

161 B. November 1, 2022 Landowners' Meeting

162

163 On MOTION by Mr. Delancey and seconded by Mr. Pattillo, with all in favor,
164 the August 22, 2022 Public Hearing and Regular Meeting and the November 1,
165 2022 Landowners' Meeting Minutes, as presented, were approved.

166

167

168 ELEVENTH ORDER OF BUSINESS

Staff Reports

169

170 A. District Counsel: Kutak Rock LLP

171 There was no report.

172 B. District Engineer: ZNS Engineering, L.C.

173 There was no report.

174 C. District Manager: Wrathell, Hunt and Associates, LLC

175 I. 499 Registered Voters in District as of April 15, 2023

176 II. NEXT MEETING DATE: June 26, 2023 at 6:00 PM

177 • QUORUM CHECK

178 The next meeting will be on June 26, 2023, unless cancelled.

179

180 TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

181

182 There were no Board Members' comments or requests.

183

184 THIRTEENTH ORDER OF BUSINESS

Public Comments

185

186 There were no public comments.

187

188 FOURTEENTH ORDER OF BUSINESS

Adjournment

189

190

191 On MOTION by Ms. Hicks and seconded by Mr. Delancey, with all in favor, the
192 meeting adjourned at 6:44 p.m.

193

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195

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

196
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201

Secretary/Assistant Secretary

Chair/Vice Chair

**WILLOW
HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WILLOW HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

*Willow Hammock Community Association Amenity Center
4002 Willow Branch Place, Palmetto, Florida 34221-2784*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2022 CANCELED	Regular Meeting	6:00 PM
November 1, 2022	Landowners' Meeting	11:00 AM
<i>Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203</i>		
November 28, 2022 CANCELED	Regular Meeting	6:00 PM
December 19, 2022* CANCELED	Regular Meeting	6:00 PM
January 23, 2023 CANCELED	Regular Meeting	6:00 PM
February 27, 2023 CANCELED	Regular Meeting	6:00 PM
March 27, 2023 CANCELED	Regular Meeting	6:00 PM
April 24, 2023 <i>rescheduled to April 26, 2023</i>	Regular Meeting	6:00 PM
April 26, 2023 CANCELED NO QUORUM	Regular Meeting	6:00 PM
May 22, 2023	Regular Meeting	6:00 PM
June 26, 2023 CANCELED	Regular Meeting	6:00 PM
July 24, 2023 CANCELED	Regular Meeting	6:00 PM
August 23, 2023	Public Hearing & Regular Meeting	6:00 PM
August 28, 2023 <i>rescheduled to August 23, 2023</i>	Public Hearing & Regular Meeting	6:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 25, 2023	Regular Meeting	6:00 PM

Exception*

December meeting date is one week earlier to accommodate Christmas Holiday