Hamilton Bluff Community Development District

Meeting Agenda

July 27, 2022

AGENDA

Community Development District

219 E. Livingston St., Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

July 20, 2022

Board of Supervisors Hamilton Bluff Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Hamilton Bluff Community Development District will be held on Wednesday, July 27, 2022, at 10:00 AM at 346 E. Central Ave., Winter Haven, FL 33880.

Zoom Video Link: https://us06web.zoom.us/j/85070779512

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 850 7077 9512

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call
- 2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
- 3. Organizational Matters
 - A. Acceptance of Resignation from Justin Frye
 - B. Appointment to Fill the Vacant Board Seat
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2022-41 Appointing Assistant Secretary
- 4. Approval of Minutes of the May 25, 2022 Board of Supervisors Meeting
- 5. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2022/2023 Budget (Continued from May 25, 2022 Board of Supervisors Meeting)
 - Consideration of Resolution 2022-42 Adopting the District's Fiscal Year 2022/2023 Budget and Appropriating Funds
- 6. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment



SECTION A

ΑII,

Please consider this notice of my, Justin Frye, resignation from all CDD Boards in which I currently hold a position.

Thanks, Justin K. Frye

SECTION D

RESOLUTION 2022-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hamilton Bluff Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. shown:	DISTRICT OFFICER	S. The following persons are elected to the offices
Assistant Sec	cretary	
	CONFLICTS. All Res	solutions or parts of Resolutions in conflict uch conflict.
SECTION 3. immediately upon its		This Resolution shall become effective
PASSED AND	ADOPTED this 27th day of	f July 2022
ATTEST:		HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant S	Secretary	Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hamilton Bluff Community Development District was held on Wednesday, **May 25, 2022** at 2:05 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk by Zoom	Vice Chairperson
Justin Frye	Assistant Secretary
Bobbie Henley	Assistant Secretary
Jessica Kowalski	Assistant Secretary

Also, present were:

Jill Burns District Manager, GMS

Rey Malave *by Zoom*Lisa Kelley *by Zoom*Pewberry
Roy Van Wyk *by Zoom*KE Law

The following is a summary of the discussions and actions taken at the May 25, 2022 Hamilton Bluff Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS Roll Call

Ms. Burns called the meeting to order. Three Supervisors were in attendance at the meeting constituting a quorum and one Supervisor joined via Zoom.

SECOND ORDER OF BUSINESS Public Comment Period

There were no public members present.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oaths of Office to Remaining Board Member Electing at Landowners' Meeting (Rennie Heath)

Ms. Burns stated that Rennie Heath was not present today. She noted that they would swear him in prior to the next meeting.

May 25, 2022 Hamilton Bluff CDD

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 27, 2022 Landowners' and Board of Supervisors Meetings

Ms. Burns presented the minutes of the April 27, 2022 landowners' and Board of Supervisors meetings and asked for any questions, comments, or corrections. The Board had no changes.

On MOTION by Mr. Frye, seconded by Ms. Henley, with all in favor, the Minutes of the April 27, 2022 Landowners' and Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 and 2022/2023 Budgets Ms. Burns stated that this public hearing was advertised in the paper.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2022-40 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds

Ms. Burns stated that this was included in the package. She noted that they were going to adopt 2022 today and then continue the public hearing to do the 2023 budget until July 27th. She stated that this would allow them to gather some of the field estimates. She stated that this was just the admin expenses, and they were prorated again from March through September. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Frye, seconded by Ms. Henley, with all in favor, Resolution 2022-40 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Funds, was approved.

ii. Continuation of Public Hearing on Fiscal Year 2022/2023 Budget to Wednesday, July 27, 2022

Ms. Burns suggested continuing the public hearing to Wednesday, July 27, 2022 at the regular meeting time.

2

May 25, 2022 Hamilton Bluff CDD

On MOTION by Mr. Frye, seconded by Ms. Henley, with all in favor, Continuation of Public Hearing on Fiscal Year 2022/2023 Budget to Wednesday July 27, 2022, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Ms. Kelley nor Mr. Malave had nothing further to report.

C. District Manager's Report

i. Presentation of Number of Registered Voters - 0

Ms. Burns noted that they were required to determine the number of registered voters within the District as of April 15th of each year and there were zero registered voters.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2022-42

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hamilton Bluff Community Development District (the "**District**") was established by Ordinance No. O-22-06, adopted by the Town Council of the Town of Lake Hamilton, Florida, effective as of March 1, 2022; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Hamilton Bluff Community Development District (the "Board") the proposed budget for the Fiscal Year 2022-2023, which concludes September 30, 2023 (the "**Proposed Budget**"); 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, 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 the Proposed Budget, whereby the Proposed 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 HAMILTON BLUFF 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* (together, the "**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 Hamilton Bluff Community Development District for the Fiscal Year Ending September 30, 2023."
- 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 he the sum of	hereby appropriated out of the revenues of the Distri to be raised by the levy of assessments a	
	ams are deemed by the Board to be necessary to caid budget year, to be divided and appropriated in the	•
TOTAL C	GENERAL FUND (Fiscal Year 2022/2023)	

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 (the "**Fiscal Year**"), or within 60 days following the end of the Fiscal Year 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 27TH DAY OF JULY, 2022.

ATTEST:	HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary/Assistant Secretary	Its:

Community Development District

Proposed Budget FY2023



Table of Contents

1	General Fund
2-4	General Fund Narrative

Community Development District

Proposed Budget General Fund

Revenues Total Revenues Expenditures General & Administrative Supervisor Fees Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination	\$ \$	431,810
Expenditures General & Administrative Supervisor Fees Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination		
Expenditures General & Administrative Supervisor Fees Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination	\$	
General & Administrative Supervisor Fees Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination		431,810
Supervisor Fees Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination		
Engineering Attorney Annual Audit Assessment Administration Arbitrage Dissemination		
Attorney Annual Audit Assessment Administration Arbitrage Dissemination	\$	12,000
Annual Audit Assessment Administration Arbitrage Dissemination	\$	15,000
Assessment Administration Arbitrage Dissemination	\$	25,000
Arbitrage Dissemination	\$	4,000
Dissemination	\$	5,000
	\$	450
	\$	5,000
Trustee Fees	\$	3,600
Management Fees	\$	35,000
Information Technology	\$	1,800
Website Maintenance	\$	1,200
Telephone	\$	300
Postage & Delivery	\$	1,000
Insurance	\$	5,000
Printing & Binding	\$	1,000
Legal Advertising	\$	10,000
Other Current Charges	\$	5,000
Office Supplies	\$	625
Travel Per Diem	\$	660
Dues, Licenses & Subscriptions	\$	175
Total General & Administrative:	\$	131,810
Operations & Maintenance		
Playground Lease	\$	50,000
Field Contingency	\$	250,000
Total Operations & Maintenance:	\$	300,000
Total Expenditures		
Excess Revenues/(Expenditures)	\$	431,810

Community Development District General Fund Narrative

Revenues:

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

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

<u>Arbitrage</u>

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

Dissemination

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

Community Development District General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Community Development District General Fund Narrative

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Playground Lease

Represents the cost of leasing playground equipment.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION VI

SECTION C

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

June 1, 2022 to July 19, 2022

Bank	Date	Check No.'s	Amount
General Fund	6/3/22	1-2	\$ 2,961.00
	6/8/22	3-13	\$ 18,119.30
	6/16/22	14-15	\$ 3,455.00
	6/21/22	16	\$ 9,578.82
	7/5/22	17-21	\$ 2,755.00
	7/13/22	22	\$ 3,249.41
			\$ 40,118.53
			\$ 40,118.53

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/20/22 PAGE 1
*** CHECK DATES 06/01/2022 - 07/19/2022 *** GENERAL FUND-HAMILTON BLUFF

*** CHECK DATES	06/01/2022 - 07/19/2022 *** GENERAL FUND-HAMILTON BLUFF BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK
6/03/22 00006	4/22/22 15487 202204 320-53800-45000 GENERAL LIABILITY INS	*	2,836.00	
	GENERAL LIABILITY INS EGIS INSURANCE & RISK ADVIS	SORS, LLC		2,836.00 000001
6/03/22 00004	3/14/22 85630 202205 310-51300-54000 SPECIAL DISTRICT FEE FY22	*	125.00	
	DEPARTMENT OF ECONOMIC OPPO	DRTUNITY		125.00 000002
6/08/22 00011	5/00/22 D11050020 202205 510 51500 11000	*	200.00	
	BOS MEETING 3/8/22 4/27/22 BH042720 202204 310-51300-11000 BOS MEETING 4/27/22	*	200.00	
	BOS MEETING 4/27/22 BOBBIE HENLEY			400.00 000003
6/08/22 00002	3/31/22 00044805 202203 310-51300-48000	*	330.51	
	CDD MEETING 3/1/22 3/31/22 00044805 202203 310-51300-48000 RULE DEVELOPMENT 3/29/22	*	301.77	
	3/31/22 00044805 202203 310-51300-48000 RULE MAKING MTG 3/30/22	*	512.53	
	CA FLORIDA HOLDINGS, LLC			1,144.81 000004
6/08/22 00007	5/23/22 2119671 202204 310-51300-31100 ENGINEER SERVICES APR 22	*	2,040.00	
	DEWBERRY ENGINEERS INC.			2,040.00 000005
6/08/22 99999	6/08/22 MOTE 202206 000_00000_00000	C	0.0	
	VOID CHECK *****INVALID VENDOR NUMB	3ER****		.00 000006
6/08/22 00001	3/15/22 1 202203 310-51300-34000 MANAGEMENT FEES MAR 22	*	2,258.16	
	3/15/22 1 202203 310-51300-35200 WEBSITE ADMIN MAR 22	*	96.96	
	3/15/22 1 202203 310-51300-35100 INFORMTION TECH MAR 22	*	96.96	
	4/01/22 2 202204 310-51300-34000 MANAGEMETN FEES APR 22	*	2,916.67	
	4/01/22 2 202204 310-51300-35200 WEBSITE ADMIN APR 22	*	125.00	
	4/01/22 2 202204 310-51300-35100 INFORMATION TECH APR 22	*	125.00	
	4/01/22 2 202204 310-51300-51000 OFFICE SUPPLIES APR 22	*	2.65	
	4/01/22 2 202204 310-51300-42000 POSTAGE APR 22	*	23.72	
	FOSTAGE APR 22			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/20/22 PAGE 2

*** CHECK DATES 06/01/2022 - 07/19/2022 *** GENERAL FUND-HAMILTON BLUFF
BANK A GENERAL FUND

	BA	ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	4/01/22 2 202204 310-51300-4	42500	*	11.10	
	COPIES APR 22 5/01/22 3 202205 310-51300-3	34000	*	2,916.67	
	MANAGEMENT FEES MAY 22 5/01/22 3 202205 310-51300-3 WEBSITE ADMIN MAY 22	35200	*	125.00	
	5/01/22 3 202205 310-51300-3 INFORMTION TECH MAY 22	35100	*	125.00	
	5/01/22 3 202205 310-51300-5	51000	*	2.56	
	OFFICE SUPPLIES MAY 22 5/01/22 3 202205 310-51300-4 POSTAGE MAY 22	42000	*	7.94	
	5/01/22 3 202205 310-51300-4 COPIES MAY 22		*	4.50	
		GOVERNMENTAL MANAGEMENT SERVIC	CES 		8,837.89 000007
6/08/22 00012	4/27/22 JK042720 202204 310-51300-1	11000	*	200.00	200 00 000008
		JESSICA KOWALSKI			
6/08/22 00010	3/08/22 JF030820 202203 310-51300-3 BOS MEETING 3/8/22		*	200.00	
	4/27/22 JF042720 202204 310-51300-1 BOS MEETING 4/27/22		*	200.00	
		JUSTIN FRYE			400.00 000009
6/08/22 00005	4/12/22 1948 202203 310-51300-3 GENERAL COUNSEL MAR 22	31500	*	1,559.10	
	5/17/22 2356 202204 310-51300-3			1,187.50	
		KE LAW GROUP, PLLC			2,746.60 000010
6/08/22 00009	3/08/22 LS030820 202203 310-51300-1 BOS MEETING 3/8/22	11000	*	200.00	
	4/27/22 LS042720 202204 310-51300-1	11000	*	200.00	
		LAUREN SCHWENK			400.00 000011
6/08/22 00003	4/08/22 750 202204 310-51300-3 WEBSITE CREATION	35200	*	1,750.00	
		REALIGN WEB DESIGN			1,750.00 000012
6/08/22 00008	BOS MEETING 3/8/22			200.00	
		RENNIE HEATH			200.00 000013

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/20/22 PAGE 3
*** CHECK DATES 06/01/2022 - 07/19/2022 *** GENERAL FUND-HAMILTON BLUFF

	BANK A GENERAL FUND			
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/16/22 00001 6/01/22 4 202206 310-51300-	-34000	*	2,916.67	
MANAGEMENT FEES - JUN 22 6/01/22 4 202206 310-51300-	-35200	*	125.00	
WEBSITE MANAGEMENT-JUN 22 6/01/22 4202206 310-51300-	-35100	*	125.00	
INFORMATION TECH - JUN 22 6/01/22 4 202206 310-51300-		*	2.50	
OFFICE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVIC	CES		3,169.17 000014
6/16/22 00005 6/08/22 2732 202205 310-51300- GEN.COUNSEL/MTHLY MEETING	-31500	*	285.83	
GEN. COUNSEL/MIRLI MEETING	KE LAW GROUP, PLLC			285.83 000015
0/21/22 00002 1/30/22 00013190 202201 310 31300	10000	*	5,178.80	
NOT OF SPECIAL ASSESSMENT 4/30/22 00045496 202204 310-51300-		*	1,762.72	
NOT OF UNIFORM METHOD 4/30/22 00045496 202204 310-51300-		*	651.44	
NOT OF RFQ/ENGINEER SRVCS 4/30/22 00045496 202204 310-51300-	-48000	*	977.16	
NOT OF LANDOWNERS'MEETING 4/30/22 00045496 202204 310-51300-		*	301.77	
MEETING DATES 04/13/22 5/31/22 00046222 202205 310-51300-	-48000	*	17.17	
FINANCE CHARGE 5/31/22 00046222 202205 310-51300-	-48000	*	689.76	
ADOPTION OF THE BUDGET	CA FLORIDA HOLDINGS, LLC			9,578.82 000016
7/05/22 00011 5/25/22 BH052520 202205 310-51300-	-11000	*	200.00	
SUPERVISOR FEE 05/25/22	BOBBIE HENLEY			200.00 000017
7/05/22 00007 6/15/22 2133661 202205 310-51300-	-31100		1,955.00	
ENGINEER SERVICES MAY 22	DEWBERRY ENGINEERS INC.			1,955.00 000018
7/05/22 00012 5/25/22 JK052520 202205 310-51300-	-11000	*	200.00	
SUPERVISOR FEE 05/25/22	JESSICA KOWALSKI			200.00 000019
7/05/22 00010 5/25/22 JF052520 202205 310-51300-	-11000	*	200.00	
SUPERVISOR FEE 05/25/22	JUSTIN FRYE			200.00 000020

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PR *** CHECK DATES 06/01/2022 - 07/19/2022 *** GENERAL FUND-HAMILTO BANK A GENERAL FUND		RUN 7/20/22	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	TNUOMA	CHECK AMOUNT #
7/05/22 00009 5/25/22 LS052520 202205 310-51300-11000 SUPERVISOR FEE 05/25/22	*	200.00	
LAUREN SCHWENK			200.00 000021
7/13/22 00001 7/01/22 6 202207 310-51300-34000	*	2,916.67	
MANAGEMENT FEES - JUL 22 7/01/22 6 202207 310-51300-35200	*	125.00	
WEBSITE MANAGEMENT-JUL 22 7/01/22 6 202207 310-51300-35100	*	125.00	
INFORMATION TECH - JUL 22 7/01/22 6 202207 310-51300-51000 OFFICE SUPPLIES	*	.39	
7/01/22 6 202207 310-51300-42000 POSTAGE	*	39.02	
7/01/22 6 202207 310-51300-51000 STAPLES	*	43.33	
GOVERNMENTAL MANA	AGEMENT SERVICES		3,249.41 000022
	TOTAL FOR BANK A	40,118.53	
	TOTAL FOR REGISTER	40,118.53	

SECTION 2

Community Development District

Unaudited Financial Reporting June 30, 2022



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1	Balance Sheet
2	General Fund
3	Month to Month

Community Development District

Combined Balance Sheet

T	20	2022
June	3U ,	ZUZZ

	(General		
	Fund			
Assets:				
Cash:				
Operating Account	\$	25,886		
Due from Developer	\$	3,819		
		20 - 22 -		
Total Assets	\$	29,705		
Liabilities:				
Accounts Payable	\$	6,707		
Total Liabilites	\$	6,707		
	·	•		
Fund Balance:				
Unassigned	\$	22,998		
Total Fund Balances	\$	22,998		
Total Liabilities & Fund Balance	\$	29,705		

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	A	Adopted	Prora	ated Budget		Actual			
		Budget	Thru 06/30/22		Thru	ı 06/30/22	Variance		
Revenues:									
Developer Contributions	\$	75,516	\$	60,000	\$	60,000	\$	-	
Boundary Amendment Contributions	\$	-	\$	-	\$	3,819	\$	3,819	
Total Revenues	\$	75,516	\$	60,000	\$	63,819	\$	3,819	
Expenditures:									
Supervisor Fees	\$	7,000	\$	4,000	\$	2,400	\$	1,600	
Engineering	\$	8,750	\$	5,000	\$	3,995	\$	1,005	
Attorney	\$	14,583	\$	8,333	\$	3,032	\$	5,301	
Management Fees	\$	20,417	\$	11,667	\$	11,008	\$	658	
Information Technology	\$	1,050	\$	600	\$	472	\$	128	
Website Maintenance **	\$	2,450	\$	2,150	\$	2,222	\$	(72)	
Telephone	\$	175	\$	100	\$	-	\$	100	
Postage & Delivery	\$	583	\$	333	\$	32	\$	302	
Insurance	\$	5,000	\$	5,000	\$	2,836	\$	2,164	
Printing & Binding	\$	583	\$	333	\$	16	\$	318	
Legal Advertising	\$	10,000	\$	10,000	\$	10,724	\$	(724)	
Boundary Amendment Expenses	\$	-	\$	-	\$	3,952	\$	(3,952)	
Other Current Charges	\$	4,000	\$	2,286	\$	-	\$	2,286	
Office Supplies	\$	365	\$	208	\$	8	\$	201	
Travel Per Diem	\$	385	\$	220	\$	-	\$	220	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	125	\$	50	
Total Expenditures	\$	75,516	\$	50,406	\$	40,821	\$	9,585	
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	22,998			
Fund Balance - Beginning	\$	-			\$	-			
Fund Balance - Ending	\$	-			\$	22,998			

Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ - \$	- \$	- \$	- \$	- \$	35,000 \$	- \$	- \$	25,000 \$	- \$	- \$	- \$	60,000
Boundary Amendment Contributions	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,819 \$	- \$	- \$	- \$	3,819
Total Revenues	\$ - \$	- \$	- \$	- \$	- \$	35,000 \$	- \$	- \$	28,819 \$	- \$	- \$	- \$	63,819
Expenditures:													
Supervisor Fees	\$ - \$	- \$	- \$	- \$	- \$	800 \$	800 \$	800 \$	- \$	- \$	- \$	- \$	2,400
Engineering	\$ - \$	- \$	- \$	- \$	- \$	- \$	2,040 \$	1,955 \$	- \$	- \$	- \$	- \$	3,995
Attorney	\$ - \$	- \$	- \$	- \$	- \$	1,559 \$	1,188 \$	286 \$	- \$	- \$	- \$	- \$	3,032
Management Fees	\$ - \$	- \$	- \$	- \$	- \$	2,258 \$	2,917 \$	2,917 \$	2,917 \$	- \$	- \$	- \$	11,008
Information Technology	\$ - \$	- \$	- \$	- \$	- \$	97 \$	125 \$	125 \$	125 \$	- \$	- \$	- \$	472
Website Maintenance **	\$ - \$	- \$	- \$	- \$	- \$	97 \$	1,875 \$	125 \$	125 \$	- \$	- \$	- \$	2,222
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Postage & Delivery	\$ - \$	- \$	- \$	- \$	- \$	- \$	24 \$	8 \$	- \$	- \$	- \$	- \$	32
Insurance	\$ - \$	- \$	- \$	- \$	- \$	- \$	2,836 \$	- \$	- \$	- \$	- \$	- \$	2,836
Printing & Binding	\$ - \$	- \$	- \$	- \$	- \$	- \$	11 \$	5 \$	- \$	- \$	- \$	- \$	16
Legal Advertising	\$ - \$	- \$	- \$	- \$	- \$	1,145 \$	8,872 \$	707 \$	- \$	- \$	- \$	- \$	10,724
Boundary Amendment Expenses	\$ - \$	- \$	- \$	- \$	- \$	- \$	1,197 \$	2,622 \$	133 \$	- \$	- \$	- \$	3,952
Other Current Charges	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Office Supplies	\$ - \$	- \$	- \$	- \$	- \$	- \$	3 \$	3 \$	3 \$	- \$	- \$	- \$	8
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Dues, Licenses & Subscriptions	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	125 \$	- \$	- \$	- \$	- \$	125
Total Expenditures	\$ - \$	- \$	- \$	- \$	- \$	5,956 \$	21,887 \$	9,676 \$	3,302 \$	- \$	- \$	- \$	40,821
Excess (Deficiency) of Revenues over Expenditures	\$ - \$	- \$	- \$	- \$	- \$	29,044 \$	(21,887) \$	(9,676) \$	25,517 \$	- \$	- \$	- \$	22,998