

*Hamilton Bluff
Community Development District*

Meeting Agenda

April 26, 2023

AGENDA

Hamilton Bluff

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 19, 2023

**Board of Supervisors
Hamilton Bluff
Community Development District**

Dear Board Members:

A regular Board of Supervisors meeting of the **Hamilton Bluff Community Development District** will be held on **Wednesday, April 26, 2023, at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/84408108663>

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

Meeting ID: 844 0810 8663

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. Approval of Minutes of the February 22, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-02 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 26, 2023) and Setting the Public Hearing to Adopt the Fiscal Year 2023/2024 Budget
5. Consideration of Resolution 2023-03 Waiving a Portion of the Rules of Procedure Regarding Noticing of Meetings
6. Consideration of Resolution 2023-04 Authorizing Bank Account Signatories
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

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, **February 22, 2023** at 9:50 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Lauren Schwenk <i>via Zoom</i>	Vice Chairperson
Bobbie Henley	Assistant Secretary
Jessica Kowalski	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the February 22, 2023 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 and called roll. Four Supervisors were in attendance constituting a quorum and one Supervisor joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present at the meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 21, 2022 Board of Supervisors Meeting and Audit Committee Meeting

Ms. Burns presented the minutes from the December 21, 2022 Board of Supervisors and Audit Committee meetings and asked for any questions, comments, or corrections. The Board had no changes.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Minutes of the December 21, 2022 Board of Supervisors and Audit Committee Meetings, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Interlocal Conflict Waiver with Weiberg Road Community Development District

Ms. Burns noted that this agreement was saying that the counsel for both Districts was the same and the Board is waiving conflict there.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Interlocal Conflict Waiver with Weiberg Road Community Development District, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Interlocal Stormwater Maintenance Agreement with Weiberg Road Community Development District

Ms. Burns noted that this agreement outlined how the cost would be shared for the stormwater.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Interlocal Stormwater Maintenance Agreement with Weiberg Road Community Development District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Amending Resolution 2022-38 Directing the Chairperson and District Staff to File a Petition Amending District Boundaries

Ms. Burns noted that this item was no longer needed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from December 14 through the end of January totaling \$18,907.23. There being no questions from the Board, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns presented the unaudited financial reports. This was for informational purposes only and there was no action required from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS 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.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hamilton Bluff Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 26, 2023

HOUR: 9:45 a.m.

LOCATION: 346 East Central Avenue
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Town of Lake Hamilton, Florida and Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more

provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF APRIL 2023.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Hamilton Bluff
Community Development District

Proposed Budget
FY2024



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1 General Fund

2-4 General Fund Narrative

Hamilton Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	\$ 431,810	\$ 40,000	\$ 35,763	\$ 75,763	\$ 431,000
Boundary Amendment Contributions	\$ -	\$ 8,695	\$ -	\$ 8,695	\$ -
Total Revenues	\$ 431,810	\$ 48,695	\$ 35,763	\$ 84,458	\$ 431,000
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 6,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ 2,990	\$ 2,100	\$ 5,090	\$ 15,000
Attorney	\$ 25,000	\$ 4,622	\$ 4,900	\$ 9,522	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 2,850	\$ 2,850	\$ 2,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 35,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 16	\$ 300	\$ 316	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ 1,000
Legal Advertising	\$ 10,000	\$ 921	\$ 5,000	\$ 5,921	\$ 10,000
Boundary Amendment Expenses	\$ -	\$ 7,815	\$ 880	\$ 8,695	\$ -
Other Current Charges	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
Office Supplies	\$ 625	\$ 8	\$ 30	\$ 38	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 131,810	\$ 42,348	\$ 42,110	\$ 84,458	\$ 131,000
<i>Operations & Maintenance</i>					
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
Total Operations & Maintenance:	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Total Expenditures	\$ 431,810	\$ 42,348	\$ 42,110	\$ 84,458	\$ 431,000
Excess Revenues/(Expenditures)	\$ -	\$ 6,347	\$ (6,347)	\$ -	\$ -

Hamilton Bluff

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, Dewberry Engineers, Inc., provides 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, Kilinski|Van Wyk, PLLC, provides 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. These services are provided by DiBartolomeo, McBee, Hartley & Barnes, P.A.

Assessment Administration

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

Arbitrage

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.

Hamilton Bluff

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated 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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

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.

Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

Insurance

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

Copies

Printing agenda materials 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.

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.

Hamilton Bluff

Community Development District

General Fund Narrative

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 estimated cost of leasing playground equipment.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for field related items.

SECTION V

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hamilton Bluff Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Lake Hamilton, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of April 2023.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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 situated within the Town of Lake Hamilton, Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 26th day of April 2023.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

February 1, 2023 to March 31, 2023

Bank	Date	Check No.'s		Amount
General Fund				
	2/7/23	50-52	\$	5,730.09
	2/28/23	53-54	\$	4,499.99
	3/7/23	55	\$	275.00
	3/16/23	56-57	\$	3,806.01
	3/22/23	58-59	\$	4,094.74
	3/23/23	60	\$	272.50
			\$	18,678.33

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
2/07/23	00007	1/16/23	2228441- 202212 310-51300-31100	ENGINEER SERVICES-DEC 22	*	145.00		
							DEWBERRY ENGINEERS INC.	145.00 000050
2/07/23	00001	1/01/23	12 202301 310-51300-34000	MANAGEMENT FEES - JAN 23	*	2,916.67		
		1/01/23	12 202301 310-51300-35200	WEBSITE MANAGEMENT-JAN 23	*	100.00		
		1/01/23	12 202301 310-51300-35100	INFORMATION TECH - JAN 23	*	150.00		
		1/01/23	12 202301 310-51300-51000	OFFICE SUPPLIES	*	2.56		
		1/01/23	12 202301 310-51300-42000	POSTAGE	*	.86		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	3,170.09 000051
2/07/23	00005	1/17/23	5534 202212 310-51300-31500	GENERAL COUNSEL - DEC 22	*	2,415.00		
							KE LAW GROUP, PLLC	2,415.00 000052
2/28/23	00001	2/01/23	13 202302 310-51300-34000	MANAGEMENT FEES - FEB 23	*	2,916.67		
		2/01/23	13 202302 310-51300-35200	WEBSITE MANAGEMENT-FEB 23	*	100.00		
		2/01/23	13 202302 310-51300-35100	INFORMATION TECH - FEB 23	*	150.00		
		2/01/23	13 202302 310-51300-51000	OFFICE SUPPLIES	*	.60		
		2/01/23	13 202302 310-51300-42000	POSTAGE	*	11.72		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	3,178.99 000053
2/28/23	00005	8/11/22	3639 202207 310-51300-49100	BOUNDARY AMENDMENY-JUL22	*	1,064.00		
		2/21/23	5776 202301 310-51300-31500	GENERAL COUNSEL - JAN 23	*	257.00		
							KE LAW GROUP, PLLC	1,321.00 000054
3/07/23	00007	2/23/23	2241163 202301 310-51300-31100	ENGINEER SERVICES-JAN 23	*	275.00		
							DEWBERRY ENGINEERS INC.	275.00 000055
3/16/23	00007	12/12/22	2215041 202211 310-51300-49100	BOUNDARY AMENDMENT-NOV 22	*	880.00		
		1/16/23	2228441- 202212 310-51300-49100	BOUNDARY AMENDMENT-DEC 22	*	220.00		
							DEWBERRY ENGINEERS INC.	1,100.00 000056

HAMB HAMILTON BLUFF NRUIZ

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/23	00005	11/10/22	4747	202210	310	51300	49100		BOUNDARY AMENDMENT-OCT 22	*	598.50		
		12/12/22	5117	202211	310	51300	49100		BOUNDARY AMENDMENT-NOV 22	*	1,237.00		
		1/12/23	5402	202212	310	51300	49100		BOUNDARY AMENDMENT-DEC 22	*	870.51		
KE LAW GROUP, PLLC												2,706.01	000057
3/22/23	00001	3/01/23	14	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	2,916.67		
		3/01/23	14	202303	310	51300	35200		WEBSITE MANAGEMENT-MAR 23	*	100.00		
		3/01/23	14	202303	310	51300	35100		INFORMATION TECH - MAR 23	*	150.00		
		3/01/23	14	202303	310	51300	51000		OFFICE SUPPLIES	*	2.56		
		3/01/23	14	202303	310	51300	42000		POSTAGE	*	1.20		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,170.43	000058
3/22/23	00014	3/10/23	6008	202302	310	51300	31500		GENERAL COUNSEL - FEB 23	*	924.31		
KILINSKI / VAN WYK, PLLC												924.31	000059
3/23/23	00007	3/20/23	2254337-	202302	310	51300	31100		ENGINEER SERVICES-FEB23	*	272.50		
DEWBERRY ENGINEERS INC.												272.50	000060
TOTAL FOR BANK A											18,678.33		
TOTAL FOR REGISTER											18,678.33		

HAMB HAMILTON BLUFF NRUIZ

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
March 31, 2023



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1	<hr/>	<u>Balance Sheet</u>
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3	<hr/>	<u>Month to Month</u>

Hamilton Bluff
Community Development District
Combined Balance Sheet
March 31, 2023

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	13,591
Due from Developer	\$	3,230
Due From Other	\$	1,902
Total Assets	\$	18,723
Liabilities:		
Accounts Payable	\$	3,230
Total Liabilites	\$	3,230
Fund Balance:		
Unassigned	\$	15,493
Total Fund Balances	\$	15,493
Total Liabilities & Fund Balance	\$	18,723

Hamilton Bluff
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Developer Contributions	\$ 431,810	\$ 40,000	\$ 40,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 8,695	\$ 8,695
Total Revenues	\$ 431,810	\$ 40,000	\$ 48,695	\$ 8,695
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,800	\$ 4,200
Engineering	\$ 15,000	\$ 7,500	\$ 2,990	\$ 4,510
Attorney	\$ 25,000	\$ 12,500	\$ 4,622	\$ 7,878
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance **	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 16	\$ 484
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 10,000	\$ 5,000	\$ 921	\$ 4,079
Boundary Amendment Expenses	\$ -	\$ -	\$ 7,815	\$ (7,815)
Other Current Charges	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Office Supplies	\$ 625	\$ 313	\$ 8	\$ 304
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,810	\$ 59,468	\$ 42,348	\$ 17,120
<i>Operations & Maintenance</i>				
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 300,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 431,810	\$ 59,468	\$ 42,348	\$ 17,120
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 6,347	
Fund Balance - Beginning	\$ -		\$ 9,146	
Fund Balance - Ending	\$ -		\$ 15,493	

Hamilton Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Boundary Amendment Contributions	\$ -	\$ 1,659	\$ -	\$ -	\$ 3,806	\$ 3,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,695
Total Revenues	\$ 20,000	\$ 1,659	\$ -	\$ 20,000	\$ 3,806	\$ 3,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,695
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ 2,298	\$ -	\$ 145	\$ 275	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,990
Attorney	\$ 1,026	\$ -	\$ 2,415	\$ 257	\$ 924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,622
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance**	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ -	\$ -	\$ 1	\$ 12	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 270	\$ 350	\$ 302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 921
Boundary Amendment Expenses	\$ 2,473	\$ 2,117	\$ 1,091	\$ 972	\$ 1,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,815
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ -	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,210	\$ 5,636	\$ 8,119	\$ 4,674	\$ 5,539	\$ 3,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,348
Operations & Maintenance:													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 15,210	\$ 5,636	\$ 8,119	\$ 4,674	\$ 5,539	\$ 3,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,348
Excess (Deficiency) of Revenues over Expenditures	\$ 4,790	\$ (3,977)	\$ (8,119)	\$ 15,326	\$ (1,733)	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,347