

*Hamilton Bluff
Community Development District*

Meeting Agenda

October 25, 2023

AGENDA

Hamilton Bluff

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 18, 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, October 25, 2023, at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/84496667512>

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

Meeting ID: 844 9666 7512

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 July 26, 2023 Board of Supervisors Meeting
4. Review and Ranking of Proposals Received for Phase 1 and Phase 2 RFP for Construction Services and Authorizing Staff to Send Notices of Intent to Award
5. Consideration of Resolution 2024-01 Amending and Supplementing Resolution 2022-38 Regarding the Authorization of the Boundary Amendment
6. Consideration of Notice of Eagle Landing Phase 2 RFP for Construction Services and Approval of Evaluation Criteria
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, **July 26, 2023** at 9:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Bobbie Henley	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVW Law
Lisa Kelley <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the July 26, 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. Three Supervisors were in attendance constituting a quorum.

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 April 26, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 26, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Minutes of the April 26, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Ms. Burns stated this public hearing has been advertised in the paper and asked for a motion to open the public hearing.

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

Ms. Burns stated again there are no members of the public present at this time and no members of the public present via zoom, therefor asked for a motion to close the public hearing.

On MOTION by Mr. Heath seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-05 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns stated that the proposed budget can be found in the agenda packet. It is developer funded with an included field contingency and playground lease for the field expenses based on the development timelines that will only be billed if necessary. She offered to answer any questions the Board might have. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Resolution 2023-05 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2023/2024 Developer Funding Agreement

Ms. Burns noted that the agreement is with GLK Real estate LLC that will fund the operations and maintenance of the District based on the budget that was previously adopted by the Board.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the Fiscal Year 2023/2024 Developer Funding Agreement , was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024**

Ms. Burns stated that they are proposing to keep the meeting schedule the same and asked for a motion of approval from the Board.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Resolution 2023-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Appointing an Assistant Treasurer**

Ms. Burns presented the resolution and stated that it would appoint Darrin Mousing from the GMS office as Assistant Treasurer for the District.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Resolution 2023-07 Appointing an Assistant Treasurer, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Notice of RFP for
Construction Services for Phase 1 and Phase 2
and Approval of Evaluation Criteria**

Ms. Burns noted that the RFP is included in the agenda package and stated that they were waiting on the pickup date. The Board continued to discuss points for evaluation criteria. There is a concern that there should be more weight associated with the cost component of the project as opposed to the schedule. The Board talked about the scoring at length and came to an agreement. Ms. Burns added that there should be a base point for the lowest bid. The Board agreed to authorize the chair to work with staff to finalize dates for pickup. She then asked for a motion to approve the evaluation criteria as amended. Then staff will be authorized to issue the RFP.

On MOTION by Mr. Lavoie, seconded by Mr. Heath, with all in favor, the Notice of RFP for Construction Services for Phase 1 and Phase 2 and Approval of Evaluation Criteria as Amended, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Non-Exclusive Perpetual Easement Agreement with Town of Lake Hamilton, Florida

Ms. Burns noted that Mr. Lavoie spoke to the police chief, and they asked for this agreements stating they will provide emergency services for the communities. The police department is just looking for documentation allowing them to police the public roads.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Non-Exclusive Perpetual Easement Agreement with Town of Lake Hamilton, Florida, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2022 Audit Report

Ms. Burns presented the Fiscal Year 2022 audit report to the Board and summarized it noting that it was a clean audit and had been submitted to the State by the June 30th deadline.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Acceptance of the Fiscal Year 2022 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further for the Board, so the next item followed.

B. Engineer

Ms. Banfield nor Mr. Malave had anything to report.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$21,073.11 from April 1st through July 14th and asked for a motion of approval.

SECTION IV

Hamilton Bluffs Ph 1 & 2
Bid Ranking Results
 BASE BID OPENING 10/12/2023

Hamilton Bluffs Ph 1 & 2 (770 Lots)															
						Maximum Points	40	25	10	10	10	5	100		
Bidder	Opening Price	Opening Price w/ Proper Comps (Doesn't Include Survey)	Substantial Completion Days	Final Completion Days	Price Rank (Based on Adjusted Price)	Schedule Rank (Based on Substantial Completion)	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot
KEARNEY	\$ 26,666,666.66	\$ 26,666,666.66	596	669	3	3	33.6	12.2	10	10	10	5	80.8	3	\$34,632.03
TUCKER PAVING	\$ 22,986,495.81	\$ 22,986,495.81	394	424	1	1	40.0	25.0	10	10	10	5	100.0	1	\$29,852.59
JDC	\$ 24,708,490.20	\$ 24,708,490.20	510	540	2	2	37.0	17.6	10	10	10	5	89.6	2	\$32,088.95

KEARNEY

Survey Alternate Cost - \$558,900.00
 (Tax Included)

TUCKER

Survey Alternate Cost - \$335,150.25
 (Tax Included)

JDC

Survey Alternate Cost - \$371,852.00
 (Tax Included)

Hamilton Bluffs Ph 1 & 2
Bid Ranking Results
 ALTERNATE BID OPENING 10/12/2023

Hamilton Bluffs Ph 1 & 2 (770 Lots)															
						Maximum Points	40	25	10	10	10	5	100		
Bidder	Opening Price	Opening Price w/ Proper Comps (Doesn't Include Survey)	Substantial Completion Days	Final Completion Days	Price Rank (Based on Adjusted Price)	Schedule Rank (Based on Substantial Completion)	Price	Schedule	Financial Capability	Understanding of Work	Experience	Personnel	Total	Overall Rank	Cost/Lot
KEARNEY	\$ 26,666,666.66	\$ 27,444,444.43	400	430	3	1	32.2	25.0	10	10	10	5	92.2	3	\$35,642.14
TUCKER PAVING	\$ 22,986,495.81	\$ 22,986,495.81	400	430	1	1	40.0	25.0	10	10	10	5	100.0	1	\$29,852.59
JDC	\$ 24,708,490.20	\$ 25,704,267.20	400	430	2	1	35.3	25.0	10	10	10	5	95.3	2	\$33,382.17

KEARNEY Add Accelerated Build Schedule Cost - \$777,777.77

Survey Alternate Cost - \$558,900.00
 (Tax Included)

TUCKER No additional cost for Accelerated Build Schedule

Survey Alternate Cost - \$335,150.25
 (Tax Included)

JDC Add Accelerated Build Schedule Cost - \$995,777.00

Survey Alternate Cost - \$371,852.00
 (Tax Included)

SECTION V

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION NO. 2022-38, DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE TOWN OF LAKE HAMILTON, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. O-22-06, adopted by the Town Council of the Town of Lake Hamilton, Florida, effective March 1, 2022 (the "Ordinance"), and being situated within the Town of Lake Hamilton, Florida (the "Town"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 259.72 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolution No. 2022-38, authorizing an amendment to the District's boundaries; and

WHEREAS, the developer of the lands within the District ("Developer"), has requested that Resolution 2022-38 be amended to include a total of 524 additional acres of land, more or less into the external boundaries of the District, as more particularly described in the attached **Exhibit A** (together, "Boundary Amendment Parcels"), with precise acreage subject to confirmation; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the Town, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Resolution 2022-38 is hereby amended and supplemented by this Resolution 2024-01 to include the additional lands described in Exhibit A.

SECTION 3. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Town to seek the amendment of the District’s boundaries to contract the lands depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 4. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the Town and/or the County to amend the boundaries of the District.

SECTION 5. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25th day of October 2023.

ATTEST:

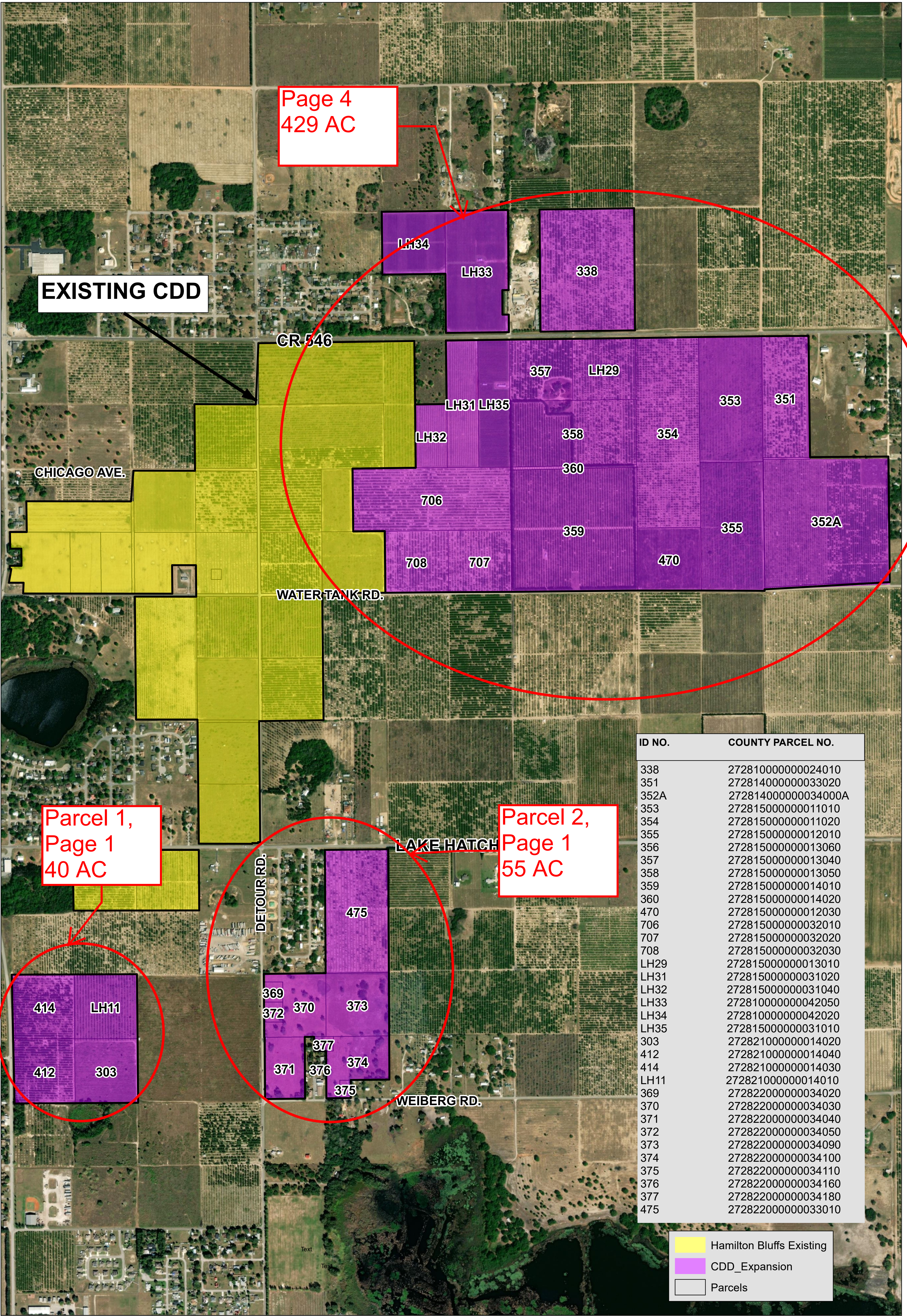
**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Boundary Amendment Parcels

EXHIBIT A
Boundary Amendment Parcels



Page 4
429 AC

EXISTING CDD

Parcel 1,
Page 1
40 AC

Parcel 2,
Page 1
55 AC

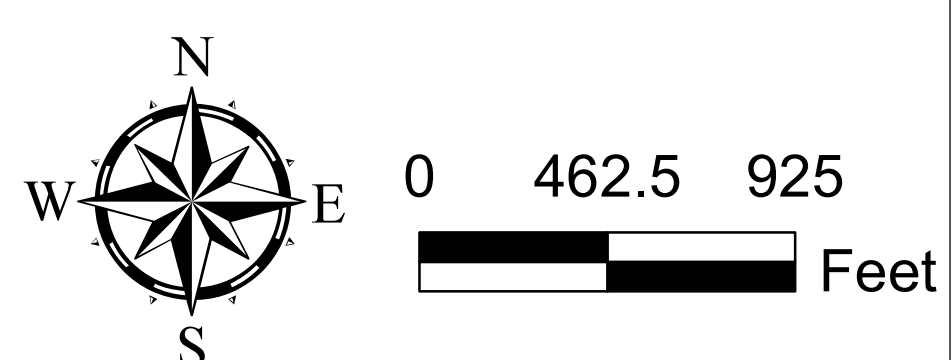
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351	272814000000033020
352A	272814000000034000A
353	272815000000011010
354	272815000000011020
355	272815000000012010
356	272815000000013060
357	272815000000013040
358	272815000000013050
359	272815000000014010
360	272815000000014020
470	272815000000012030
706	272815000000032010
707	272815000000032020
708	272815000000032030
LH29	272815000000013010
LH31	272815000000031020
LH32	272815000000031040
LH33	272810000000042050
LH34	272810000000042020
LH35	272815000000031010
303	272821000000014020
412	272821000000014040
414	272821000000014030
LH11	272821000000014010
369	272822000000034020
370	272822000000034030
371	272822000000034040
372	272822000000034050
373	272822000000034090
374	272822000000034100
375	272822000000034110
376	272822000000034160
377	272822000000034180
475	272822000000033010

Hamilton Bluffs Existing
 CDD_Expansion
 Parcels

TOWN OF LAKE HAMILTON

ACRES = 436.97

EXHIBIT 1 - BOUNDARY MAP HAMILTON BLUFF CDD



Drawing name: C:\Users\wsarmalot\AppData\Local\temp\AcPublish_119520\50156285-sursketch_Hamilton Bluff_CDD_PARCEL 1-2.dwg DEW desc. & sketch Sheet 2 Sep 12, 2023 2:27pm by: wsarmalot

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE EAST RIGHT OF WAY LINE OF EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; N00°20'43"W, A DISTANCE OF 713.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5763.12 FEET, A CENTRAL ANGLE OF 05°09'30", A CHORD BEARING OF N02°55'28"W AND A CHORD DISTANCE OF 518.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 518.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N00°05'35"W, A DISTANCE OF 106.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°51'55"E, ALONG SAID NORTH LINE, A DISTANCE OF 1318.69 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°13'08"E, ALONG SAID EAST LINE, A DISTANCE OF 1334.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S89°42'09"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 1292.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 40 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS

PARCEL 2

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE N89°22'01"E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 662.05 FEET TO THE POINT OF BEGINNING; THENCE N89°22'01"E, ALONG THE NORTH LINE OF SECTION 22, A DISTANCE OF 662.05 FEET TO A POINT ON THE WEST LINE OF THE E 1/2 OF SAID SECTION 22; THENCE S00°21'23"E, ALONG SAID WEST LINE, A DISTANCE OF 2459.44 FEET; THENCE DEPARTING SAID WEST LINE, RUN N90°00'00"W, A DISTANCE OF 404.02 FEET; THENCE S00°00'00"E, A DISTANCE OF 186.33 FEET; THENCE S89°24'17"W, A DISTANCE OF 257.22 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE N00°20'35"W, ALONG SAID WEST LINE, A DISTANCE OF 645.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S89°23'43"W, ALONG SAID SOUTH LINE, A DISTANCE OF 223.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°21'03"E, A DISTANCE OF 645.24 FEET; THENCE S89°24'17"W, A DISTANCE OF 439.30 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22; THENCE N00°20'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1310.34 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE N89°23'09"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE N00°21'03"W, ALONG SAID WEST LINE, A DISTANCE OF 1330.56 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 55 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 21 & 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50151874

DRAWN BY: WS

CHECKED BY: WPH

EXHIBIT 3

LEGAL DESCRIPTION

HAMILTON BLUFF CDD

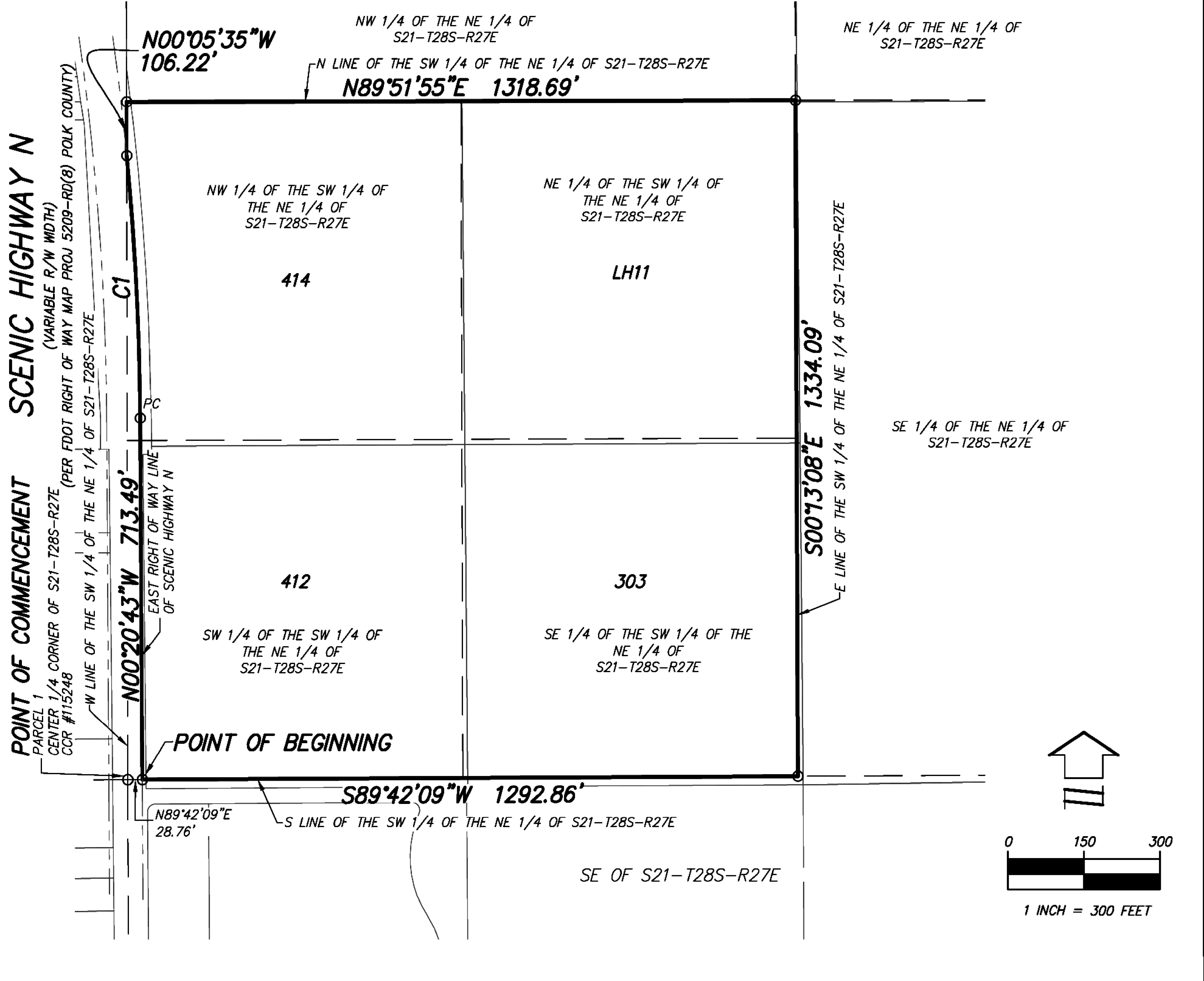
CDD EXPANSION BOUNDARY



Dewberry®

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CURVE TABLE					
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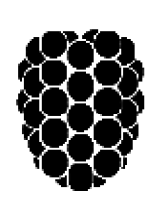


SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
HAMILTON BLUFF CDD

SECTIONS 21 & 22,
 TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC

DATE: 09/06/2023
 REV DATE:
 SCALE 1" = 1000'

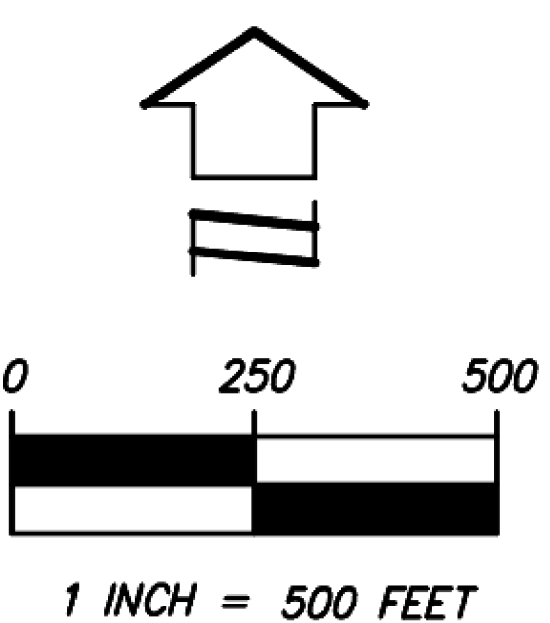
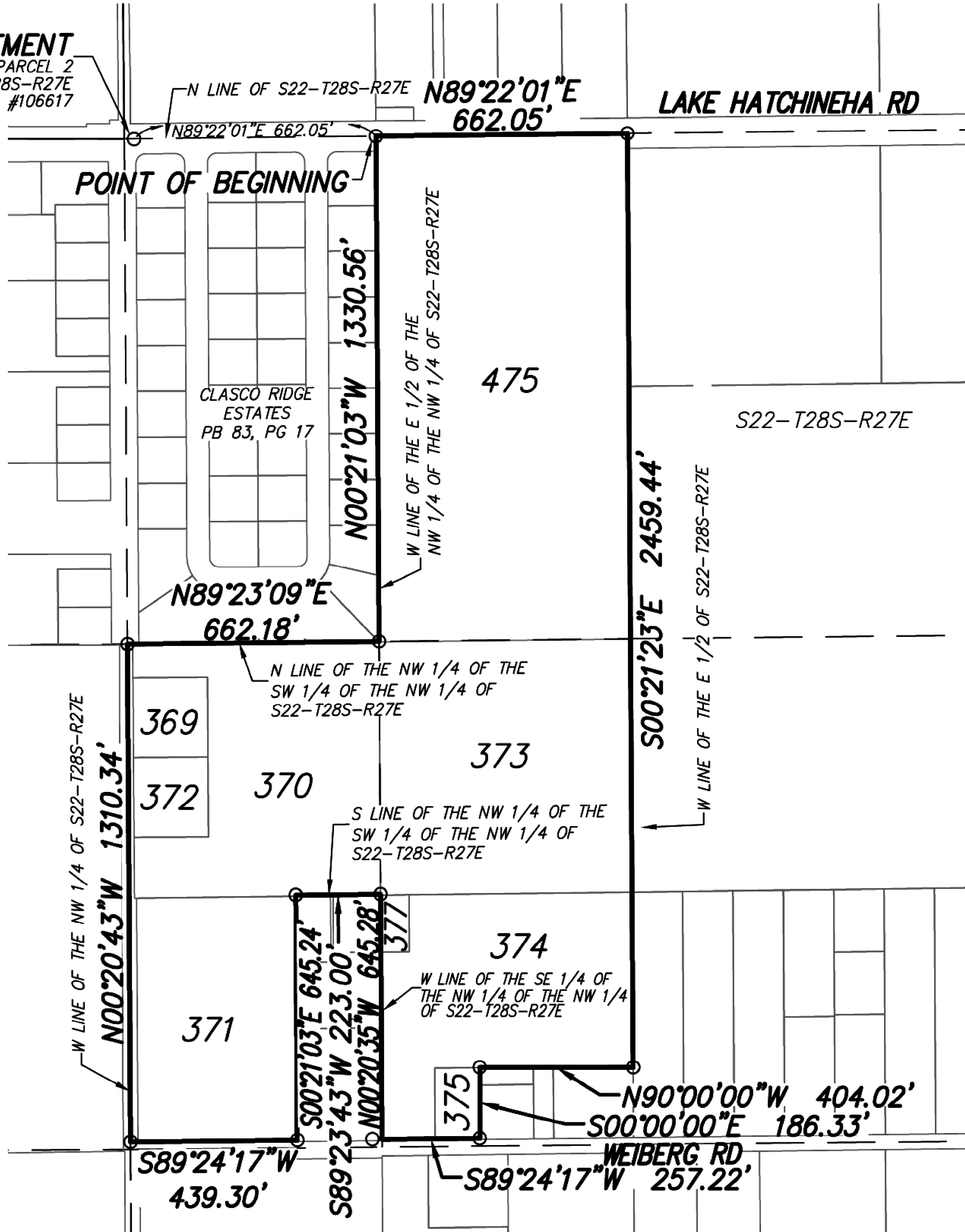
PROJ: 50151874
 DRAWN BY: WS
 CHECKED BY: WPH

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
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PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	Δ	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION

POINT OF COMMENCEMENT

PARCEL 2
NW CORNER OF S22-T28S-R27E
CCR #106617



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

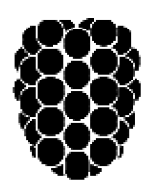
—OF—

HAMILTON BLUFF CDD

SECTIONS 21 & 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023
REV DATE:
SCALE 1" = 100'

PROJ: 50151874
DRAWN BY: WS
CHECKED BY: WPH

EXHIBIT 3

**LEGAL DESCRIPTION
HAMILTON BLUFF CDD**

CDD EXPANSION BOUNDARY



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Drawing name: C:\Users\wsamalot\appdata\local\temp\AcPublish_119520\50156285-sursketch-Hamilton Bluff_CDD_PARCEL_3.dwg DEW desc. & sketch Sheet 2 Sep 12, 2023 2:26pm by wsamalot

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 10, 14 AND 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°35'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 495.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'17"E, A DISTANCE OF 1332.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE N89°31'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 819.20 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE S00°32'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1331.96 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE N89°28'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 1312.54 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE S00°27'16"E, ALONG SAID EAST LINE, A DISTANCE OF 1331.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE S89°24'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2620.63 FEET TO A POINT ON THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE N00°37'20"W, ALONG SAID WEST LINE, A DISTANCE OF 1334.57 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°01'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2647.85 FEET TO THE CENTER 1/4 CORNER OF SECTION 15; THENCE S89°00'52"W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 1323.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'06"W, ALONG SAID WEST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°03'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 330.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE N00°33'48"W, ALONG SAID WEST LINE, A DISTANCE OF 670.38 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 ; THENCE N89°06'49"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'24"W, ALONG A DISTANCE OF 669.81 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 ; THENCE N89°09'48"E, ALONG SAID NORTH LINE, A DISTANCE OF 330.77 FEET TO A POINT ON THE WEST LINE OF THE OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N00°34'42"W, ALONG SAID WEST LINE, A DISTANCE OF 669.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°29'23"W, ALONG SAID WEST LINE, A DISTANCE OF 659.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S89°12'59"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N00°30'31"W, ALONG SAID WEST LINE, A DISTANCE OF 659.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°13'10"E, ALONG SAID NORTH LINE, A DISTANCE OF 1323.69 FEET TO A POINT ON THE EAST LINE OF THE E 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 838.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN S89°16'42"W, A DISTANCE OF 65.66 FEET; THENCE S00°17'13"E, A DISTANCE OF 257.33 FEET; THENCE N89°12'33"E, A DISTANCE OF 66.49 FEET TO A EAST LINE OF THE E 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°28'16"E, ALONG SAID EAST LINE, A DISTANCE OF 224.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.69 FEET; THENCE DEPARTING SAID SOUTH LINE RUN, N00°27'05"W, A DISTANCE OF 1320.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°08'16"E, ALONG SAID NORTH LINE, A DISTANCE OF 993.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE S00°23'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10; THENCE N89°12'40"E, ALONG THE SOUTH LINE, A DISTANCE OF 1322.74 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

429 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50151874
DRAWN BY: WS
CHECKED BY: WPH

EXHIBIT 3

**LEGAL DESCRIPTION
HAMILTON BLUFF CDD**

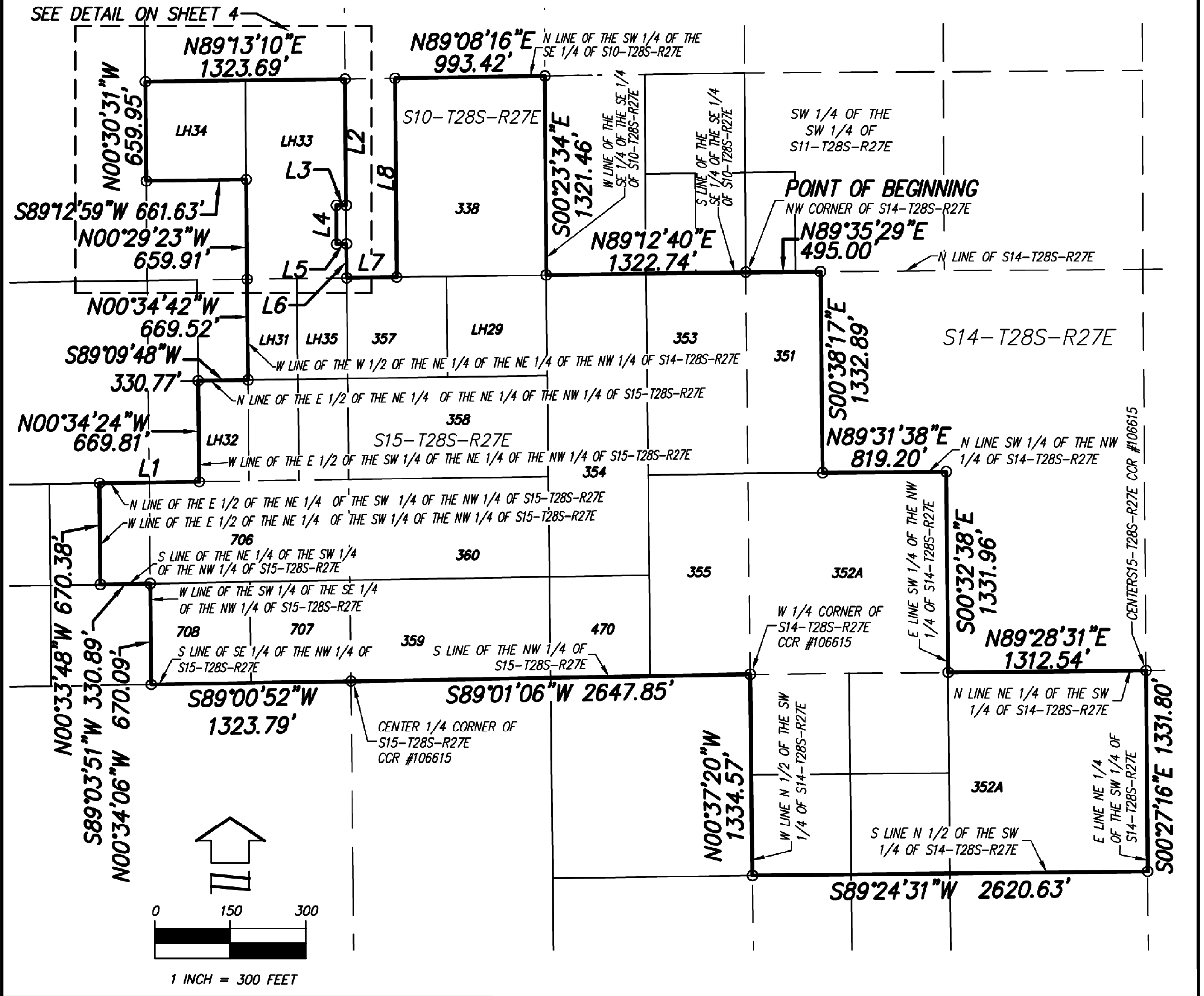
CDD EXPANSION BOUNDARY



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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'49"E	661.65'
L2	S00°28'16"E	838.42'
L3	S89°16'42"W	65.66'
L4	S00°17'13"E	257.33'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N89°12'33"E	66.49'
L5	S00°28'16"E	224.09'
L7	N89°12'40"E	330.69'
L8	N00°27'05"W	1320.18'



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p style="text-align: center;">SKETCH OF DESCRIPTION -OF- HAMILTON BLUFF CDD</p> <p style="text-align: center;">SECTIONS 10, 14 & 15, TOWNSHIP 28 SOUTH, RANGE 27 EAST</p> <p>POLK COUNTY FLORIDA</p>	<p>Dewberry</p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p>CH DEV LLC</p> <p>DATE: 09/06/2023 PROJ: 50151874 REV DATE: DRAWN BY: WS SCALE 1" = 1000' CHECKED BY: WPH</p>
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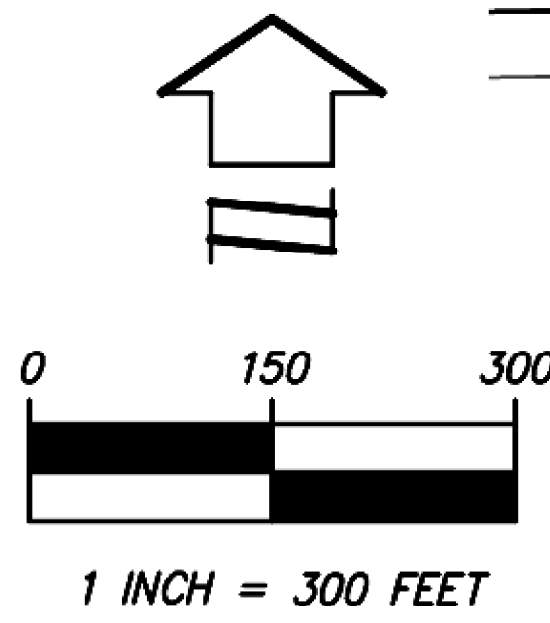
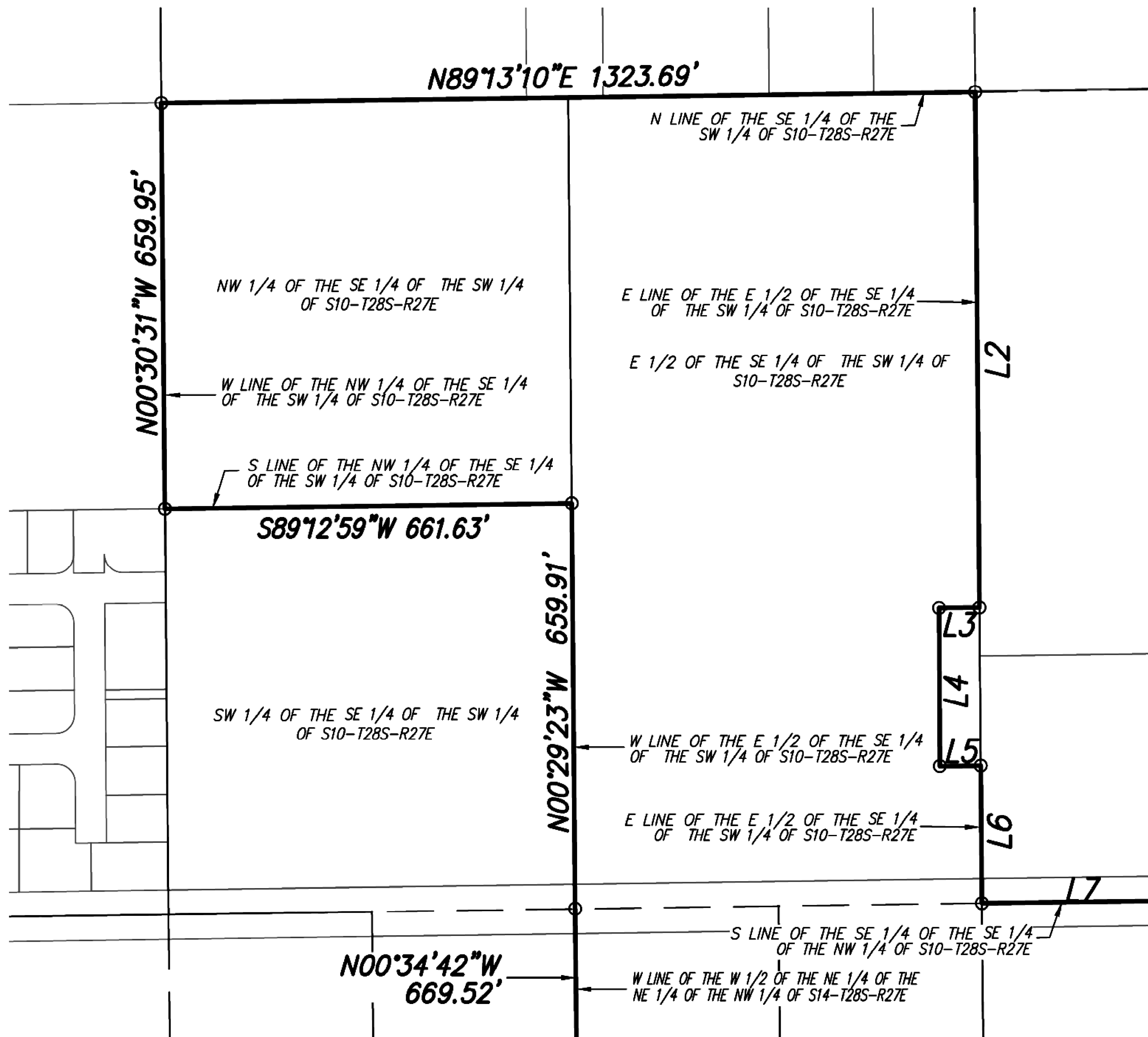
EXHIBIT 3
LEGAL DESCRIPTION
HAMILTON BLUFF CDD
CDD EXPANSION BOUNDARY



Drawing name: C:\Users\wsamalot\appdata\local\temp\AcPublish_119520\50156285\sketch_Hamilton Bluff_CDD_PARCEL_3.dwg DEW desc. & sketch Sheet 4 Sep 12, 2023 2:26pm by wsamalot

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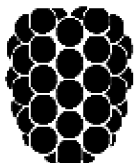


SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
HAMILTON BLUFF CDD

SECTIONS 10, 14 & 15,
 TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC

DATE: 09/06/2023
 REV DATE:
 SCALE 1" = 300'

PROJ: 50151874
 DRAWN BY: WS
 CHECKED BY: WPH

SECTION VI

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR HAMILTON BLUFF CDD – EAGLE LANDING PHASE 2 PROJECT IMPROVEMENTS POLK COUNTY, FLORIDA

Notice is hereby given that the Hamilton Bluff Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for *Eagle Landing Phase 2*, including:

1. Base Bid: Master infrastructure including: stormwater management, utilities, roadway and offsite utilities
2. Alternate Bid: Master infrastructure including: stormwater management, utilities, roadway and offsite utilities with a substantial completion date no more than 240 days following issuance of the notice to proceed and final completion no more than 270 days following issuance of the notice to proceed.

The Project Manual will be available beginning **Monday, December 4, 2023, at 8:00 AM EST** at the offices of the Project Engineer, Absolute Engineering, Inc., located at 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602 or by calling (813) 221-1516, or emailing heatherw@absoluteng.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager directed to Jill Burns Jburns@gmscfl.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total

volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions regarding this project shall be directed only in email to heatherw@absoluteng.com no later than **12:00 PM EST on Wednesday, January 3, 2024**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST, on Wednesday, January 17, 2024**, at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at **12:00 PM EST on Wednesday, January 17, 2024**, at the offices of Absolute Engineering, Inc., 1000 N. Ashley Drive, Suite 925, Tampa, Florida 33602. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. 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.

Hamiton Bluff Community Development District

District Manager

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR EAGLE LANDING PHASE 2
MASTER INFRASTRUCTURE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

EXPERIENCE **(10 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(10 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(40 POINTS)**

Points available for price will be allocated as follows:

30 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION VII

SECTION C

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

July 15, 2023 to October 13, 2023

Bank	Date	Check No.'s		Amount
General Fund	7/19/23	79-80	\$	3,328.34
	8/1/23	81-84	\$	1,249.54
	8/9/23	85-86	\$	1,184.34
	9/18/23	87-89	\$	9,476.45
			\$	15,238.67

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/19/23	00001	7/01/23	18	202307	310	51300	34000		MANAGEMENT FEES - JUL 23	*	2,916.67		
7/01/23		18	202307	310	51300	35200			WEBSITE ADMIN - JUL 23	*	100.00		
7/01/23		18	202307	310	51300	35100			INFORMATION TECH - JUL 23	*	150.00		
7/01/23		18	202307	310	51300	51000			OFFICE SUPPLIES	*	.27		
7/01/23		18	202307	310	51300	42000			POSTAGE	*	5.40		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,172.34	000079
7/19/23	00014	7/10/23	6950	202306	310	51300	31500		GENERAL COUNSEL - JUN 23	*	156.00		
KILINSKI / VAN WYK, PLLC												156.00	000080
8/01/23	00011	7/26/23	BH072620	202307	310	51300	11000		SUPERVISOR FEES 07/26/23	*	200.00		
BOBBIE HENLEY												200.00	000081
8/01/23	00013	7/26/23	EL072620	202307	310	51300	11000		SUPERVISOR FEES 07/26/23	*	200.00		
ERIC LAVOIE												200.00	000082
8/01/23	00014	7/10/23	6951	202306	310	51300	49100		BOUNDARY AMENDMENT FEE	*	649.54		
KILINSKI / VAN WYK, PLLC												649.54	000083
8/01/23	00008	7/26/23	RH072620	202307	310	51300	11000		SUPERVISOR FEES 07/26/23	*	200.00		
RENNIE HEATH												200.00	000084
8/09/23	00002	7/31/23	00057486	202307	310	51300	48000		NOT OF FY24 BUDGET	*	699.34		
CA FLORIDA HOLDINGS, LLC												699.34	000085
8/09/23	00014	6/13/23	6767	202305	310	51300	49100		BOUNDARY AMENDMENT FEE	*	485.00		
KILINSKI / VAN WYK, PLLC												485.00	000086
9/18/23	00007	8/18/23	2321565	202307	310	51300	31100		ENGINEER SERVICES JUL23	*	255.00		
DEWBERRY ENGINEERS INC.												255.00	000087
9/18/23	00001	8/01/23	19	202308	310	51300	34000		MANAGEMENT FEES - AUG 23	*	2,916.67		

HAMB HAMILTON BLUFF KCOSTA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
8/01/23	19	202308	310-51300-35200	WEBSITE ADMIN - AUG 23	*	100.00		
8/01/23	19	202308	310-51300-35100	INFORMATION TECH - AUG 23	*	150.00		
8/01/23	19	202308	310-51300-51000	OFFICE SUPPLIES	*	2.59		
8/01/23	19	202308	310-51300-42000	POSTAGE	*	7.51		
9/01/23	20	202309	310-51300-34000	MANAGEMENT FEES - SEP 23	*	2,916.67		
9/01/23	20	202309	310-51300-35200	WEBSITE ADMIN - SEP 23	*	100.00		
9/01/23	20	202309	310-51300-35100	INFORMATION TECH - SEP 23	*	150.00		
9/01/23	20	202309	310-51300-51000	OFFICE SUPPLIES	*	.18		
9/01/23	20	202309	310-51300-42000	POSTAGE	*	3.80		
GOVERNMENTAL MANAGEMENT SERVICES-CF							6,347.42	000088
9/18/23	00014	5/15/23 6652	202304 310-51300-49100	BOUNDARY AMENDMENT FEE	*	1,427.29		
		8/11/23 7308	202307 310-51300-31500	GENERAL COUNSEL - JUL 23	*	1,294.74		
		9/07/23 7396	202308 310-51300-31500	GENERAL COUNSEL - AUG 23	*	152.00		
KILINSKI / VAN WYK, PLLC							2,874.03	000089
TOTAL FOR BANK A						15,238.67		
TOTAL FOR REGISTER						15,238.67		

HAMB HAMILTON BLUFF KCOSTA

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Hamilton Bluff
Community Development District
Combined Balance Sheet
September 30, 2023

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	6,300
Due from Developer	\$	6,869
Total Assets	\$	13,169
Liabilities:		
Accounts Payable	\$	2,095
Total Liabilities	\$	2,095
Fund Balance:		
Unassigned	\$	11,074
Total Fund Balances	\$	11,074
Total Liabilities & Fund Balance	\$	13,169

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Developer Contributions	\$ 431,810	\$ 431,810	\$ 65,000	\$ (366,810)
Boundary Amendment Contributions	\$ -	\$ -	\$ 14,577	\$ 14,577
Total Revenues	\$ 431,810	\$ 431,810	\$ 79,577	\$ (352,233)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,000	\$ 8,000
Engineering	\$ 15,000	\$ 15,000	\$ 3,483	\$ 11,518
Attorney	\$ 25,000	\$ 25,000	\$ 8,495	\$ 16,505
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,850	\$ 1,150
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance **	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 41	\$ 959
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Legal Advertising	\$ 10,000	\$ 10,000	\$ 2,809	\$ 7,191
Boundary Amendment Expenses	\$ -	\$ -	\$ 12,667	\$ (12,667)
Other Current Charges	\$ 5,000	\$ 5,000	\$ 114	\$ 4,886
Office Supplies	\$ 625	\$ 625	\$ 14	\$ 611
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,810	\$ 131,810	\$ 77,649	\$ 54,161
<i>Operations & Maintenance</i>				
Playground Lease	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
Field Contingency	\$ 250,000	\$ 250,000	\$ -	\$ 250,000
Total Operations & Maintenance	\$ 300,000	\$ 300,000	\$ -	\$ 300,000
Total Expenditures	\$ 431,810	\$ 431,810	\$ 77,649	\$ 354,161
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,928	
Fund Balance - Beginning	\$ -		\$ 9,146	
Fund Balance - Ending	\$ -		\$ 11,074	

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	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 5,000	\$ 65,000
Boundary Amendment Contributions	\$ -	\$ 1,659	\$ -	\$ -	\$ 3,806	\$ 3,230	\$ -	\$ 2,879	\$ 485	\$ 650	\$ -	\$ 1,869	\$ 14,577
Total Revenues	\$ 20,000	\$ 1,659	\$ -	\$ 20,000	\$ 3,806	\$ 3,230	\$ -	\$ 22,879	\$ 485	\$ 650	\$ -	\$ 6,869	\$ 79,577
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 4,000
Engineering	\$ 2,298	\$ -	\$ 145	\$ 275	\$ 273	\$ -	\$ 238	\$ -	\$ -	\$ 255	\$ -	\$ -	\$ 3,483
Attorney	\$ 1,026	\$ -	\$ 2,415	\$ 257	\$ 924	\$ 767	\$ 869	\$ 557	\$ 156	\$ 1,295	\$ 152	\$ 78	\$ 8,495
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,850	\$ -	\$ -	\$ -	\$ 2,850
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance **	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ -	\$ -	\$ 1	\$ 12	\$ 1	\$ 4	\$ 1	\$ 4	\$ 5	\$ 8	\$ 4	\$ 41
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 270	\$ 350	\$ 302	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 699	\$ -	\$ 1,178	\$ 2,809
Boundary Amendment Expenses	\$ 2,473	\$ 2,117	\$ 1,091	\$ 1,687	\$ 1,164	\$ 737	\$ 1,427	\$ 485	\$ 650	\$ 839	\$ -	\$ -	\$ 12,667
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ 38	\$ 38	\$ 114
Office Supplies	\$ 0	\$ 3	\$ -	\$ 3	\$ 1	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 14
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,210	\$ 5,636	\$ 8,119	\$ 5,389	\$ 6,539	\$ 4,674	\$ 6,304	\$ 4,222	\$ 6,826	\$ 6,898	\$ 3,367	\$ 4,465	\$ 77,649
Operations & Maintenance:													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 15,210	\$ 5,636	\$ 8,119	\$ 5,389	\$ 6,539	\$ 4,674	\$ 6,304	\$ 4,222	\$ 6,826	\$ 6,898	\$ 3,367	\$ 4,465	\$ 77,649
Excess (Deficiency) of Revenues over Expenditures	\$ 4,790	\$ (3,977)	\$ (8,119)	\$ 14,611	\$ (2,733)	\$ (1,444)	\$ (6,304)	\$ 18,657	\$ (6,341)	\$ (6,248)	\$ (3,367)	\$ 2,404	\$ 1,928