Hamilton Bluff Community Development District

Meeting Agenda

July 24, 2024

# AGENDA

## Hamilton Bluff Community Development District

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

July 17, 2024

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

Dear Board Members:

A Board of Supervisors meeting of the Hamilton Bluff Community Development District will be held on Wednesday, July 24, 2024, at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.

Zoom Video Link: <u>https://us06web.zoom.us/j/83223082942</u> Call-In Information: 1-646-876-9923 Meeting ID: 832 2308 2942

Following is the advance agenda for the meeting:

#### **Board of Supervisors Meeting**

- 1. Roll Call
- 2. Public Comment Period (<sup>1</sup>Speakers 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 of Jessica Kowalski
  - B. Appointment to Fill Vacant Board Seat #5
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2024-07 Appointing an Assistant Secretary
- 4. Approval of Minutes of the May 22, 2024 Board of Supervisors Meeting
- 5. Public Hearing
  - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
    - i. Consideration of Resolution 2024-08 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
    - ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement
- 6. Consideration of Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025
- 7. Consideration of the Adoption of Goals and Objectives for the District
- 8. Presentation of Fiscal Year 2023 Audit Report
- 9. Ratification of Phase 1 & Phase 2 Conveyance Documents
- 10. Rejection of Bids for Eagle Landing Phase 2 Project and Authorizing Staff to Send Out Notice to Bidders
- 11. Staff Reports
  - A. Attorney
  - B. Engineer

<sup>&</sup>lt;sup>1</sup> Comments will be limited to three (3) minutes

- C. District Manager's Report

  Approval of Check Register
  Balance Sheet & Income Statement
- 12. Other Business
- 13. Supervisors Requests and Audience Comments14. Adjournment

# SECTION III

## SECTION A

Good Morning,

I resign from the below CDD Boards effective immediately:

Eden Hills CDD Forest Lake CDD Hamilton Bluff CDD Pollard Road CDD Highland Meadows West CDD Lucerne Park CDD Scenic Highway CDD

Thank you, *Jessica Kowalski* 

## SECTION D

#### **RESOLUTION 2024-07**

#### 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. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 24th day of July 2024

ATTEST:

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant 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 22, 2024**, at 9:47 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Jessica Kowalski Bobbie Henley Eric Lavoie Assistant Secretary Assistant Secretary Assistant Secretary

Also, present were:

Jill Burns Roy Van Wyk *via Zoom* Rey Malave *via Zoom* Chace Arrington *via Zoom*  District Manager, GMS District Counsel, Kilinski Van Wyk District Engineer, Dewberry District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the May 22, 2024 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 March 5, 2024 Continued Meeting and March 27, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the March 5, 2024 continued meeting and March 27, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections.

There was a correction noted to change "Lauren Hammock" to "Meredith Hammock" under staff attending the meeting.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Minutes of the March 5, 2024 Continued Meeting and March 27, 2024 Board of Supervisors Meeting, were approved as amended.

#### FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 24, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns presented Resolution 2024-05 to the Board of Supervisors. She noted the

suggested date is July 24, 2024. She also noted the budget is attached to the resolution for review.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget for July 24, 2024, was approved.

#### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)

Ms. Burns presented Resolution 2024-06 to the Board of Supervisors. She stated by statute

they need to hold this the first Tuesday in November, which is November 5, 2024 at 9:45 a.m.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski with all in favor, Resolution 2024-06 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024 at 9:45 a.m.), was approved.

#### SIXTH ORDER OF BUSINESS

#### **Ratification of Conveyance Documents**

Ms. Burns stated these documents have already been executed and just needs to be ratified.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Conveyance Documents, were ratified.

#### SEVENTH ORDER OF BUSINESS Staff Reports

#### A. Attorney

Mr. Van Wyk had nothing to report to the Board.

#### **B.** Engineer

Mr. Malave had nothing to report to the Board.

#### C. District Manager's Report

#### i. Approval of Check Register

Ms. Burns presented the check register from April 16 to May 15 to the Board, which totaled \$25,134.66.

On MOTION by Ms. Kowalski, 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. There is no action required from the

#### Board.

#### iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated as of April 15, 2024, there are no registered voters within the community.

#### EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

#### NINTH ORDER OF BUSINESS

### NESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

#### TENTH ORDER OF BUSINESS

#### Adjournment

The meeting was adjourned.

On MOTION by Ms. Henley, 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 2024-08**

#### THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Hamilton Bluff Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

#### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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* (**"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, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

#### **SECTION 2.** APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \_\_\_\_\_\_ to be raised to be raised by levy of assessments, pursuant to a developer funding agreement or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND

TOTAL ALL FUNDS

#### SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

#### PASSED AND ADOPTED THIS 24TH DAY OF JULY 2024.

ATTEST:

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

Exhibit A: FY 2024/2025 Budget



## Hamilton Bluff Community Development District

## Proposed Budget FY2025





## **Table of Contents**

1	General Fund
2-4	General Fund Narrative
5	Debt Service - Series 2024
6-7	Amortization Schedule

#### **Community Development District**

### Proposed Budget

**General Fund** 

Description		Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months			Projected Thru 9/30/24	Proposed Budget FY2025		
Revenues										
Developer Contributions	\$	430,750	\$ 60,000	\$	30,850	\$	90,850	\$	351,250	
Boundary Amendment Contributions	\$	-	\$ 47,627	\$	-	\$	47,627	\$	-	
Lot Closings	\$	-	\$ 104,832	\$	-	\$	-	\$	-	
Total Revenues	\$	430,750	\$ 212,459	\$	30,850	\$	138,478	\$	351,250	
<u>Expenditures</u>										
<u>General &amp; Administrative</u>										
Supervisor Fees	\$	12,000	\$ 4,600	\$	4,000	\$	8,600	\$	12,000	
Engineering	\$	15,000	\$ 4,610	\$	4,500	\$	9,110	\$	10,000	
Attorney	\$	25,000	\$ 15,326	\$	7,663	\$	22,988	\$	25,000	
Annual Audit	\$	2,950	\$ -	\$	2,850	\$	2,850	\$	2,950	
Assessment Administration	\$	5,000	\$ -	\$	-	\$	-	\$	5,000	
Arbitrage	\$	450	\$ -	\$	-	\$	-	\$	450	
Dissemination	\$	5,000	\$ 417	\$	2,292	\$	2,709	\$	5,000	
Trustee Fees	\$	4,050	\$ -	\$	-	\$	-	\$	4,050	
Management Fees	\$	35,000	\$ 23,333	\$	11,667	\$	35,000	\$	38,000	
Information Technology	\$	1,800	\$ 1,200	\$	600	\$	1,800	\$	1,890	
Website Maintenance	\$	1,200	\$ 800	\$	400	\$	1,200	\$	1,260	
Postage & Delivery	\$	1,000	\$ 71	\$	200	\$	271	\$	1,000	
Insurance	\$	5,500	\$ 5,200	\$	-	\$	5,200	\$	6,000	
Copies	\$	1,000	\$ -	\$	50	\$	50	\$	500	
Legal Advertising	\$	10,000	\$ 1,878	\$	3,333	\$	5,211	\$	10,000	
Boundary Amendment Expenses	\$	-	\$ 41,966	\$	-	\$	41,966	\$	-	
Other Current Charges	\$	5,000	\$ 316	\$	1,000	\$	1,316	\$	6,850	
Office Supplies	\$	625	\$ 12	\$	20	\$	32	\$	625	
Dues, Licenses & Subscriptions	\$	175	\$ 175	\$	-	\$	175	\$	175	
Total General & Administrative:	\$	130,750	\$ 99,903	\$	38,575	\$	138,478	\$	130,750	
<b>Operations &amp; Maintenance</b>										
Playground Lease	\$	50,000	\$ -	\$	-	\$	-	\$	36,500	
Security	\$	-	\$ -	\$	-	\$	-	\$	34,000	
Field Contingency	\$	250,000	\$ -	\$	-	\$	-	\$	150,000	
Total Operations & Maintenance:	\$	300,000	\$ -	\$	-	\$	-	\$	220,500	
Total Expenditures	\$	430,750	\$ 99,903	\$	38,575	\$	138,478	\$	351,250	
Excess Revenues/(Expenditures)	\$	-	\$ 112,556	\$	(7,724)	\$	-	\$	-	

### Hamilton Bluff Community Development District General Fund Budget

#### **Revenues:**

#### Assessments

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

#### **Developer Contributions**

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

#### **Expenditures:**

#### General & Administrative:

#### 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 Engineering, 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.

#### <u>Attorney</u>

The District's legal counsel, Kilinski | Van Wyk, 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.

#### <u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. This service is provided by McDirmit Davis, LLC.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### <u>Arbitrage</u>

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2021 bond issuance and anticipates this cost with future bond issuances.

### Hamilton Bluff Community Development District General Fund Budget

#### **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 service is contracted with Governmental Management Services – Central FL LLC for its current Series 2021 bond issuance and anticipated bond issuances.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2021 bond and anticipated issuances with US Bank.

#### 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 with Governmental Management Services–Central Florida, LLC 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 with Governmental Management Services–Central Florida LLC 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 of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### <u>Insurance</u>

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

#### <u>Copies</u>

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.

### Hamilton Bluff Community Development District General Fund Budget

#### **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.

#### Dues, Licenses & Subscriptions

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

#### **Operations & Maintenance:**

#### <u>Playground Lease</u>

Represents the estimated cost of leasing playground equipment.

#### <u>Security</u>

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security system in place.

#### Field Contingency

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

#### **Community Development District**

**Proposed Budget** 

**General Fund** 

Description	Adopted Budget FY2024		Actuals Thru 05/31/24		Projected Next 4 Months		Projected Thru 09/30/24	Proposed Budget FY2025	
<u>Revenues</u>									
Assessments	\$	-	\$ -	\$	672,749	\$	672,749	\$	1,330,790
Interest	\$	-	\$ 9,163	\$	12,218	\$	21,381	\$	-
Carry Forward Surplus <sup>(1)</sup>	\$	-	\$ -	\$	-	\$	-	\$	672,749
Total Revenues	\$	-	\$ 9,163	\$	684,967	\$	694,130	\$	2,003,539
Expenditures									
Interest - 11/1	\$	-	\$ -	\$	-	\$	-	\$	672,749
Principal - 5/1	\$	-	\$ -	\$	-	\$	-	\$	270,000
Interest - 5/1	\$	-	\$ -	\$	-	\$	-	\$	533,458
Total Expenditures	\$	-	\$ -	\$	-	\$	-	\$	1,476,207
<u>Other Sources/(Uses)</u>									
Bond Proceeds	\$	-	\$ 1,330,790	\$	-	\$	1,330,790	\$	-
Transfer In/(Out)	\$	-	\$ (9,163)	\$	(12,218)	\$	(21,381)	\$	-
Total Other Sources/(Uses)	\$	-	\$ 1,321,627	\$	(12,218)	\$	1,309,409	\$	-
Excess Revenues/(Expenditures)	\$	-	\$ 1,330,790	\$	672,749	\$	2,003,539	\$	527,332

Interest - 11/1 \$ 527,112.50

 $^{(1)}$  Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	341	\$596,656	\$1,749.72	\$1,881.42
Single Family 40' - Meritage	89	\$146,827	\$1,649.74	\$1,773.91
Single Family 50'	264	\$461,927	\$1,749.72	\$1,881.42
Single Family 50' - Meritage	76	\$125,380	\$1,649.74	\$1,773.91
Total	770	\$1,330,790		

## **Community Development District** Series 2024 Special Assessment Bonds **Amortization Schedule**

Detr	Dolones	Duining	Intowet		Total
Date	Balance	Prinicpal	Interest		Total
11/01/24	\$ 19,165,000.00	\$ -	\$ 672,749.18	\$	672,749.18
05/01/25	\$ 19,165,000.00	\$ 270,000.00	\$ 533,457.50	Ŧ	o <i>r <b>_</b>),                                    </i>
11/01/25	\$ 18,895,000.00	\$ 	\$ 527,112.50	\$	1,330,570.00
05/01/26	\$ 18,895,000.00	\$ 280,000.00	\$ 527,112.50		, ,
11/01/26	\$ 18,615,000.00	\$ -	\$ 520,532.50	\$	1,327,645.00
05/01/27	\$ 18,615,000.00	\$ 295,000.00	\$ 520,532.50		
11/01/27	\$ 18,320,000.00	\$ -	\$ 513,600.00	\$	1,329,132.50
05/01/28	\$ 18,320,000.00	\$ 310,000.00	\$ 513,600.00		
11/01/28	\$ 18,010,000.00	\$ -	\$ 506,315.00	\$	1,329,915.00
05/01/29	\$ 18,010,000.00	\$ 325,000.00	\$ 506,315.00		
11/01/29	\$ 17,685,000.00	\$ -	\$ 498,677.50	\$	1,329,992.50
05/01/30	\$ 17,685,000.00	\$ 340,000.00	\$ 498,677.50		
11/01/30	\$ 17,345,000.00	\$ -	\$ 490,687.50	\$	1,329,365.00
05/01/31	\$ 17,345,000.00	\$ 355,000.00	\$ 490,687.50		
11/01/31	\$ 16,990,000.00	\$ -	\$ 482,345.00	\$	1,328,032.50
05/01/32	\$ 16,990,000.00	\$ 375,000.00	\$ 482,345.00		
11/01/32	\$ 16,615,000.00	\$ -	\$ 472,032.50	\$	1,329,377.50
05/01/33	\$ 16,615,000.00	\$ 395,000.00	\$ 472,032.50		
11/01/33	\$ 16,220,000.00	\$ -	\$ 461,170.00	\$	1,328,202.50
05/01/34	\$ 16,220,000.00	\$ 420,000.00	\$ 461,170.00		
11/01/34	\$ 15,800,000.00	\$ -	\$ 449,620.00	\$	1,330,790.00
05/01/35	\$ 15,800,000.00	\$ 440,000.00	\$ 449,620.00		
11/01/35	\$ 15,360,000.00	\$ -	\$ 437,520.00	\$	1,327,140.00
05/01/36	\$ 15,360,000.00	\$ 465,000.00	\$ 437,520.00		
11/01/36	\$ 14,895,000.00	\$ -	\$ 424,732.50	\$	1,327,252.50
05/01/37	\$ 14,895,000.00	\$ 490,000.00	\$ 424,732.50		
11/01/37	\$ 14,405,000.00	\$ -	\$ 411,257.50	\$	1,325,990.00
05/01/38	\$ 14,405,000.00	\$ 520,000.00	\$ 411,257.50		
11/01/38	\$ 13,885,000.00	\$ -	\$ 396,957.50	\$	1,328,215.00
05/01/39	\$ 13,885,000.00	\$ 550,000.00	\$ 396,957.50		
11/01/39	\$ 13,335,000.00	\$ -	\$ 381,832.50	\$	1,328,790.00
05/01/40	\$ 13,335,000.00	\$ 580,000.00	\$ 381,832.50		
11/01/40	\$ 12,755,000.00	\$ -	\$ 365,882.50	\$	1,327,715.00
05/01/41	\$ 12,755,000.00	\$ 615,000.00	\$ 365,882.50		
11/01/41	\$ 10,805,000.00	\$ -	\$ 348,970.00	\$	1,329,852.50
05/01/42	\$ 10,080,000.00	\$ 650,000.00	\$ 348,970.00		
11/01/42	\$ 10,080,000.00	\$ -	\$ 331,095.00	\$	1,330,065.00
05/01/43	\$ 10,080,000.00	\$ 685,000.00	\$ 331,095.00		
11/01/43	\$ 10,080,000.00	\$ -	\$ 312,257.50	\$	1,328,352.50
05/01/44	\$ 10,080,000.00	\$ 725,000.00	\$ 312,257.50		
11/01/44	\$ 10,080,000.00	\$ -	\$ 292,320.00	\$	1,329,577.50
05/01/45	\$ 10,080,000.00	\$ 765,000.00	\$ 292,320.00		

## **Community Development District** Series 2024 Special Assessment Bonds

### **Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/45	\$ 9,315,000.00	\$ -	\$ 270,135.00	\$ 1,327,455.00
05/01/46	\$ 9,315,000.00	\$ 810,000.00	\$ 270,135.00	
11/01/46	\$ 8,505,000.00	\$ -	\$ 246,645.00	\$ 1,326,780.00
05/01/47	\$ 8,505,000.00	\$ 860,000.00	\$ 246,645.00	
11/01/47	\$ 7,645,000.00	\$ -	\$ 221,705.00	\$ 1,328,350.00
05/01/48	\$ 7,645,000.00	\$ 910,000.00	\$ 221,705.00	
11/01/48	\$ 6,735,000.00	\$ -	\$ 195,315.00	\$ 1,327,020.00
05/01/49	\$ 6,735,000.00	\$ 965,000.00	\$ 195,315.00	
11/01/49	\$ 5,770,000.00	\$ -	\$ 167,330.00	\$ 1,327,645.00
05/01/50	\$ 5,770,000.00	\$ 1,025,000.00	\$ 167,330.00	
11/01/50	\$ 4,745,000.00	\$ -	\$ 137,605.00	\$ 1,329,935.00
05/01/51	\$ 3,660,000.00	\$ 1,085,000.00	\$ 137,605.00	
11/01/51	\$ 3,660,000.00	\$ -	\$ 106,140.00	\$ 1,328,745.00
05/01/52	\$ 2,510,000.00	\$ 1,150,000.00	\$ 106,140.00	
11/01/52	\$ 2,510,000.00	\$ -	\$ 72,790.00	\$ 1,328,930.00
05/01/53	\$ 1,290,000.00	\$ 1,220,000.00	\$ 72,790.00	
11/01/53	\$ 1,290,000.00	\$ -	\$ 37,410.00	\$ 1,330,200.00
05/01/54	\$ -	\$ 1,290,000.00	\$ 37,410.00	\$ 1,327,410.00
		\$ 19,165,000.00	\$ 21,366,191.68	\$ 40,531,191.68

## SECTION 2

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025 FUNDING AGREEMENT

This agreement ("Agreement") is made and entered into this 24th day of July 2024, by and between:

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida ("District"), and

**GLK HAMILTON BLUFF, LLC**, a Florida limited liability company and a landowner in the District ("**Developer**") with an address of 346 East Central Avenue, Winter Haven, Florida 33880.

#### **RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the Town Council of the Town of Lake Hamilton, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in Exhibit A, attached hereto and incorporated herein ("Property"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025 Budget"); and

**WHEREAS**, this Fiscal Year 2025 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in Exhibit A and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FUNDING. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit B, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2025 Budget as shown on Exhibit B adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in Exhibit A for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2025 Budget" in the public records of Polk County, Florida ("County"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2025 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in Exhibit A after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

#### 3. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person

or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

#### [Signature Page Follows]

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

\_\_\_\_

By: \_\_\_\_\_\_ Its: \_\_\_\_\_

**GLK HAMILTON BLUFF, LLC** a Florida limited liability company

Witness

By: Lauren O. Schwenk Its: Manager

**EXHIBIT A**: Property Description **EXHIBIT B**: Fiscal Year 2025 Budget

#### Exhibit A Property Description

#### Parcel No. 1 (Tax ID 262921-690500-023401)

LOTS 234 AND 269, WAHNETA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 82, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE WEST 100 FEET THEREOF, AND LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 269, WAHNETA FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1A, PAGES 82A AND 82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE NORTH 64 DEGREES, 03 MINUTES 27 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 269, 171.02 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 64 DEGREES 02 MINUTES 27 SECONDS EAST, 371.00 FEET, THENCE NORTH 00 DEGREES 01 MINUTES 27 SECONDS EAST, PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 269, 120.00 FEET, THENCE SOUTH 64 DEGREES 02 MINUTES 27 SECONDS WEST, PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 269, 371.00 FEET, THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING.

#### AND

#### Parcel No. 2 (Tax ID 262921-690500-020600)

LOTS 206, 209, 212, 228, 231, 232, 270, 271, 272, AND 273, WAHNETA FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 82, PUBLIC RECORDS OF POLK COUNTY FLORIDA, TOGETHER WITH ALL LYING BETWEEN SAID LOTS 206 AND 209.

CONTAINS 111.94 ACRES TOTAL, MORE OR LESS.

#### EXHIBIT B Fiscal Year 2025 Budget



## Hamilton Bluff Community Development District

## Proposed Budget FY2025





## **Table of Contents**

1	General Fund
2-4	General Fund Narrative
5	Debt Service - Series 2024
6-7	Amortization Schedule

#### **Community Development District**

## Proposed Budget

**General Fund** 

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<u>Revenues</u>					
Developer Contributions	\$ 430,750	\$ 60,000	\$ 30,850	\$ 90,850	\$ 351,250
Boundary Amendment Contributions	\$ -	\$ 47,627	\$ -	\$ 47,627	\$ -
Lot Closings	\$ -	\$ 104,832	\$ -	\$ -	\$ -
Total Revenues	\$ 430,750	\$ 212,459	\$ 30,850	\$ 138,478	\$ 351,250
<u>Expenditures</u>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 4,600	\$ 4,000	\$ 8,600	\$ 12,000
Engineering	\$ 15,000	\$ 4,610	\$ 4,500	\$ 9,110	\$ 10,000
Attorney	\$ 25,000	\$ 15,326	\$ 7,663	\$ 22,988	\$ 25,000
Annual Audit	\$ 2,950	\$ -	\$ 2,850	\$ 2,850	\$ 2,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 417	\$ 2,292	\$ 2,709	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 23,333	\$ 11,667	\$ 35,000	\$ 38,000
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 71	\$ 200	\$ 271	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,000
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ 500
Legal Advertising	\$ 10,000	\$ 1,878	\$ 3,333	\$ 5,211	\$ 10,000
Boundary Amendment Expenses	\$ -	\$ 41,966	\$ -	\$ 41,966	\$ -
Other Current Charges	\$ 5,000	\$ 316	\$ 1,000	\$ 1,316	\$ 6,850
Office Supplies	\$ 625	\$ 12	\$ 20	\$ 32	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 130,750	\$ 99,903	\$ 38,575	\$ 138,478	\$ 130,750
Operations & Maintenance					
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 36,500
Security	\$ -	\$ -	\$ -	\$ -	\$ 34,000
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 150,000
Total Operations & Maintenance:	\$ 300,000	\$ -	\$ -	\$ -	\$ 220,500
Total Expenditures	\$ 430,750	\$ 99,903	\$ 38,575	\$ 138,478	\$ 351,250
Excess Revenues/(Expenditures)	\$ -	\$ 112,556	\$ (7,724)	\$ -	\$ -

### Hamilton Bluff Community Development District General Fund Budget

#### **Revenues:**

#### Assessments

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

#### **Developer Contributions**

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

#### **Expenditures:**

#### General & Administrative:

#### 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 Engineering, 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.

#### <u>Attorney</u>

The District's legal counsel, Kilinski | Van Wyk, 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.

#### <u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. This service is provided by McDirmit Davis, LLC.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### <u>Arbitrage</u>

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2021 bond issuance and anticipates this cost with future bond issuances.

### Hamilton Bluff Community Development District General Fund Budget

#### **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 service is contracted with Governmental Management Services – Central FL LLC for its current Series 2021 bond issuance and anticipated bond issuances.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2021 bond and anticipated issuances with US Bank.

#### 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 with Governmental Management Services–Central Florida, LLC 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 with Governmental Management Services–Central Florida LLC 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 of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### <u>Insurance</u>

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

#### <u>Copies</u>

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.

### Hamilton Bluff Community Development District General Fund Budget

#### **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.

#### Dues, Licenses & Subscriptions

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

#### **Operations & Maintenance:**

#### <u>Playground Lease</u>

Represents the estimated cost of leasing playground equipment.

#### <u>Security</u>

Represents the estimated cost of monthly security services for the District's amenity facilities as well as maintaining security system in place.

#### Field Contingency

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

#### **Community Development District**

**Proposed Budget** 

**General Fund** 

Description	В	lopted udget 72024	Actuals Thru 05/31/24	Projected Next 4 Months	Projected Thru 09/30/24	Proposed Budget FY2025
<u>Revenues</u>						
Assessments	\$	-	\$ -	\$ 672,749	\$ 672,749	\$ 1,330,790
Interest	\$	-	\$ 9,163	\$ 12,218	\$ 21,381	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$	-	\$ -	\$ -	\$ -	\$ 672,749
Total Revenues	\$	-	\$ 9,163	\$ 684,967	\$ 694,130	\$ 2,003,539
Expenditures						
Interest - 11/1	\$	-	\$ -	\$ -	\$ -	\$ 672,749
Principal - 5/1	\$	-	\$ -	\$ -	\$ -	\$ 270,000
Interest - 5/1	\$	-	\$ -	\$ -	\$ -	\$ 533,458
Total Expenditures	\$	-	\$ -	\$ -	\$ -	\$ 1,476,207
<u>Other Sources/(Uses)</u>						
Bond Proceeds	\$	-	\$ 1,330,790	\$ -	\$ 1,330,790	\$ -
Transfer In/(Out)	\$	-	\$ (9,163)	\$ (12,218)	\$ (21,381)	\$ -
Total Other Sources/(Uses)	\$	-	\$ 1,321,627	\$ (12,218)	\$ 1,309,409	\$ -
Excess Revenues/(Expenditures)	\$	-	\$ 1,330,790	\$ 672,749	\$ 2,003,539	\$ 527,332

Interest - 11/1 \$ 527,112.50

 $^{(1)}$  Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	341	\$596,656	\$1,749.72	\$1,881.42
Single Family 40' - Meritage	89	\$146,827	\$1,649.74	\$1,773.91
Single Family 50'	264	\$461,927	\$1,749.72	\$1,881.42
Single Family 50' - Meritage	76	\$125,380	\$1,649.74	\$1,773.91
Total	770	\$1,330,790		

## **Community Development District** Series 2024 Special Assessment Bonds **Amortization Schedule**

Detr	Dolones	Duining	Intonest		Total
Date	Balance	Prinicpal	Interest		Total
11/01/24	\$ 19,165,000.00	\$ -	\$ 672,749.18	\$	672,749.18
05/01/25	\$ 19,165,000.00	\$ 270,000.00	\$ 533,457.50	Ŧ	o <i>r <b>_</b>),                                    </i>
11/01/25	\$ 18,895,000.00	\$ 	\$ 527,112.50	\$	1,330,570.00
05/01/26	\$ 18,895,000.00	\$ 280,000.00	\$ 527,112.50		, ,
11/01/26	\$ 18,615,000.00	\$ -	\$ 520,532.50	\$	1,327,645.00
05/01/27	\$ 18,615,000.00	\$ 295,000.00	\$ 520,532.50		
11/01/27	\$ 18,320,000.00	\$ -	\$ 513,600.00	\$	1,329,132.50
05/01/28	\$ 18,320,000.00	\$ 310,000.00	\$ 513,600.00		
11/01/28	\$ 18,010,000.00	\$ -	\$ 506,315.00	\$	1,329,915.00
05/01/29	\$ 18,010,000.00	\$ 325,000.00	\$ 506,315.00		
11/01/29	\$ 17,685,000.00	\$ -	\$ 498,677.50	\$	1,329,992.50
05/01/30	\$ 17,685,000.00	\$ 340,000.00	\$ 498,677.50		
11/01/30	\$ 17,345,000.00	\$ -	\$ 490,687.50	\$	1,329,365.00
05/01/31	\$ 17,345,000.00	\$ 355,000.00	\$ 490,687.50		
11/01/31	\$ 16,990,000.00	\$ -	\$ 482,345.00	\$	1,328,032.50
05/01/32	\$ 16,990,000.00	\$ 375,000.00	\$ 482,345.00		
11/01/32	\$ 16,615,000.00	\$ -	\$ 472,032.50	\$	1,329,377.50
05/01/33	\$ 16,615,000.00	\$ 395,000.00	\$ 472,032.50		
11/01/33	\$ 16,220,000.00	\$ -	\$ 461,170.00	\$	1,328,202.50
05/01/34	\$ 16,220,000.00	\$ 420,000.00	\$ 461,170.00		
11/01/34	\$ 15,800,000.00	\$ -	\$ 449,620.00	\$	1,330,790.00
05/01/35	\$ 15,800,000.00	\$ 440,000.00	\$ 449,620.00		
11/01/35	\$ 15,360,000.00	\$ -	\$ 437,520.00	\$	1,327,140.00
05/01/36	\$ 15,360,000.00	\$ 465,000.00	\$ 437,520.00		
11/01/36	\$ 14,895,000.00	\$ -	\$ 424,732.50	\$	1,327,252.50
05/01/37	\$ 14,895,000.00	\$ 490,000.00	\$ 424,732.50		
11/01/37	\$ 14,405,000.00	\$ -	\$ 411,257.50	\$	1,325,990.00
05/01/38	\$ 14,405,000.00	\$ 520,000.00	\$ 411,257.50		
11/01/38	\$ 13,885,000.00	\$ -	\$ 396,957.50	\$	1,328,215.00
05/01/39	\$ 13,885,000.00	\$ 550,000.00	\$ 396,957.50		
11/01/39	\$ 13,335,000.00	\$ -	\$ 381,832.50	\$	1,328,790.00
05/01/40	\$ 13,335,000.00	\$ 580,000.00	\$ 381,832.50		
11/01/40	\$ 12,755,000.00	\$ -	\$ 365,882.50	\$	1,327,715.00
05/01/41	\$ 12,755,000.00	\$ 615,000.00	\$ 365,882.50		
11/01/41	\$ 10,805,000.00	\$ -	\$ 348,970.00	\$	1,329,852.50
05/01/42	\$ 10,080,000.00	\$ 650,000.00	\$ 348,970.00		
11/01/42	\$ 10,080,000.00	\$ -	\$ 331,095.00	\$	1,330,065.00
05/01/43	\$ 10,080,000.00	\$ 685,000.00	\$ 331,095.00		
11/01/43	\$ 10,080,000.00	\$ -	\$ 312,257.50	\$	1,328,352.50
05/01/44	\$ 10,080,000.00	\$ 725,000.00	\$ 312,257.50		
11/01/44	\$ 10,080,000.00	\$ -	\$ 292,320.00	\$	1,329,577.50
05/01/45	\$ 10,080,000.00	\$ 765,000.00	\$ 292,320.00		

## **Community Development District** Series 2024 Special Assessment Bonds

#### **Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/45	\$ 9,315,000.00	\$ -	\$ 270,135.00	\$ 1,327,455.00
05/01/46	\$ 9,315,000.00	\$ 810,000.00	\$ 270,135.00	
11/01/46	\$ 8,505,000.00	\$ -	\$ 246,645.00	\$ 1,326,780.00
05/01/47	\$ 8,505,000.00	\$ 860,000.00	\$ 246,645.00	
11/01/47	\$ 7,645,000.00	\$ -	\$ 221,705.00	\$ 1,328,350.00
05/01/48	\$ 7,645,000.00	\$ 910,000.00	\$ 221,705.00	
11/01/48	\$ 6,735,000.00	\$ -	\$ 195,315.00	\$ 1,327,020.00
05/01/49	\$ 6,735,000.00	\$ 965,000.00	\$ 195,315.00	
11/01/49	\$ 5,770,000.00	\$ -	\$ 167,330.00	\$ 1,327,645.00
05/01/50	\$ 5,770,000.00	\$ 1,025,000.00	\$ 167,330.00	
11/01/50	\$ 4,745,000.00	\$ -	\$ 137,605.00	\$ 1,329,935.00
05/01/51	\$ 3,660,000.00	\$ 1,085,000.00	\$ 137,605.00	
11/01/51	\$ 3,660,000.00	\$ -	\$ 106,140.00	\$ 1,328,745.00
05/01/52	\$ 2,510,000.00	\$ 1,150,000.00	\$ 106,140.00	
11/01/52	\$ 2,510,000.00	\$ -	\$ 72,790.00	\$ 1,328,930.00
05/01/53	\$ 1,290,000.00	\$ 1,220,000.00	\$ 72,790.00	
11/01/53	\$ 1,290,000.00	\$ -	\$ 37,410.00	\$ 1,330,200.00
05/01/54	\$ -	\$ 1,290,000.00	\$ 37,410.00	\$ 1,327,410.00
		\$ 19,165,000.00	\$ 21,366,191.68	\$ 40,531,191.68

# SECTION VI

#### **RESOLUTION 2024-09**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025; 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*, being situated entirely within the Town of Lake Hamilton, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semiannually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 24<sup>th</sup> day of July 2024.

ATTEST:

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

#### Exhibit A: Fiscal Year 2024/2025 Annual Meeting Schedule

#### BOARD OF SUPERVISORS MEETING DATES HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of the Hamilton Bluff Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at 346 East Central Avenue, Winter Haven, Florida 33880, on the 1<sup>st</sup> Tuesday of every month at 9:45 AM unless otherwise indicated as follows:

#### October 1, 2024 Tuesday, November 5, 2024 @ 9:10 AM @ Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880 (Landowners' Meeting) November 5, 2024 December 3, 2024 January 7, 2025 February 4, 2025 March 4, 2025 April 1, 2025 May 6, 2025 June 3, 2025

#### July 1, 2025 August5, 2025

September 2, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# SECTION VII



#### **Memorandum**

To: Board of Supervisors

From: District Management

Date: July 24, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:** Goals, Objectives and Annual Reporting Form

## Hamilton Bluff Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

#### **1. Community Communication and Engagement**

#### **Goal 1.1: Public Meetings Compliance**

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

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

**Standard:** A minimum of three board meetings were held during the Fiscal Year. Achieved: Yes  $\Box$  No  $\Box$ 

#### **Goal 1.2: Notice of Meetings Compliance**

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

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes 🗆 No 🗆

#### Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes 🗆 No 🗆

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes 🗆 No 🗆

#### **Goal 2.2: District Infrastructure and Facilities Inspections**

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

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

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes  $\Box$  No  $\Box$ 

#### **3. Financial Transparency and Accountability**

#### Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes □ No □

#### **Goal 3.2: Financial Reports**

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

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

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

Achieved: Yes 🗆 No 🗆

#### Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes 🗆 No 🗆

Chair/Vice Chair:
Print Name:
Hamilton Bluff Community Development District

Date:\_\_\_\_\_

District Manager:\_\_\_\_\_ Print Name:\_\_\_\_\_ Hamilton Bluff Community Development District

# SECTION VIII

FINANCIAL STATEMENTS

September 30, 2023

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS September 30, 2023

#### **CONTENTS**

	PAGE
Independent Auditors' Report	1-3
Management's Discussion and Analysis	4-7
Government-wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – General Fund	10
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	11
Notes to the Financial Statements	12-18
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund	19
Notes to Required Supplementary Information	20
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	21-22
Independent Auditor's Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida	23
Auditor's Management Letter Required by Chapter 10.550, Florida Statutes	24-26

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

**CERTIFIED PUBLIC ACCOUNTANTS** 

#### **INDEPENDENT AUDITORS' REPORT**

To the Board of Supervisors Hamilton Bluff Community Development District Town of Lake Hamilton, Florida

#### **Opinions**

DMHB

We have audited the accompanying financial statements of the governmental activities and each major fund of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

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

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

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

#### **Required Supplementary Information**

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

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 7, 2024, on our consideration of the Hamilton Bluff Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

#### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 7, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

SiBartolomeo, U.Bee, Hartley : Barned

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 7, 2024

#### MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

Our discussion and analysis of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

#### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$9,634).
- The change in the District's total net position in comparison with the prior fiscal year was (\$18,779), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of (\$9,634). The general fund balance is unassigned which is available for spending at the District's discretion.

#### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

#### MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

#### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

#### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund. It is a major fund. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

#### **GOVERNMENT WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2023	2022		
Current assets	\$ 14,277	\$	16,588	
Total assets	14,277		16,588	
Total liabilities	23,911		7,443	
Net position				
Unrestricted	(9,634)		9,145	
Total net position	\$ (9,634)	\$	9,145	

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

#### Change in Net Position

	2023	2022
Program revenues	\$ 80,685	\$ 66,802
Total revenues	80,685	66,802
Expenses		
General government	99,464	57,657
Total expenses	99,464	57,657
Change in net position	(18,779)	9,145
Net position - beginning of year	9,145	
Net position - end of year	\$ (9,634)	\$ 9,145

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$99,464, which primarily consisted of costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions.

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

#### **GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

#### ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

#### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hamilton Bluff Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

#### STATEMENT OF NET POSITION September 30, 2023

	 RNMENTAL CTIVITIES
ASSETS	
Cash and cash equivalents	\$ 6,300
Due from developer	 7,977
TOTAL ASSETS	\$ 14,277
LIABILITIES	
Accounts payable and accrued expenses	\$ 23,911
TOTAL LIABILITIES	 23,911
NET POSITION	
Unrestricted	 (9,634)
TOTAL NET POSITION	\$ (9,634)

STATEMENT OF ACTIVITIES Year Ended September 30, 2023

		Program Revenues				Net (Expense) Revenues and Changes in Net Position		
				ges for		perating		vernmental
Functions/Programs	Expenses		Services		Contributions		Activities	
Governmental activities General government	\$	99,464	\$	-	\$	80,685	\$	(18,779)
Total governmental activities	\$	99,464	\$	_	\$	80,685		(18,779)
Change in net position								(18,779)
Net position - October 1, 2022 Net position - September 30, 2023								9,145
							\$	(9,634)

## BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2023

	MAJ	OR FUND	TOTAL			
	CE	GENERAL		GOVERNMENTAL FUNDS		
ASSETS	GENERAL			FUNDS		
Cash and cash equivalents	\$	6,300	\$	6,300		
Due from developer		7,977		7,977		
TOTAL ASSETS	\$	14,277	\$	14,277		
LIABILITIES AND FUND BALANCES						
Accounts payable and accrued expenses	\$	23,911	\$	23,911		
TOTAL LIABILITIES		23,911		23,911		
FUND BALANCES						
Unassigned		(9,634)		(9,634)		
TOTAL FUND BALANCES		(9,634)	_	(9,634)		
TOTAL LIABILITIES AND						
FUND BALANCES	\$	14,277	\$	14,277		

#### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS Year Ended September 30, 2023

	MAJOR FUND		TOTAL		
	GE	NERAL	GOVERNMENTAL FUNDS		
REVENUES					
Developer contributions	\$	80,685	\$	80,685	
TOTAL REVENUES		80,685		80,685	
EXPENDITURES					
General government		99,464		99,464	
TOTAL EXPENDITURES		99,464		99,464	
EXCESS REVENUES OVER (UNDER) EXPENDITURES		(18,779)		(18,779)	
FUND BALANCE					
Beginning of year		9,145		9,145	
End of year	\$	(9,634)	\$	(9,634)	

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT NOTES TO FINANCIAL STATEMENTS Somtember 20, 2022

September 30, 2023

#### NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hamilton Bluff Community Development District ("District") was created on March 1, 2022 by the Town Council of the Town of Lake Hamilton, Florida Ordinance No. 0-22-06 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

- 1. Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

#### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT NOTES TO FINANCIAL STATEMENTS September 30, 2023

#### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT NOTES TO FINANCIAL STATEMENTS September 30, 2023

#### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

#### Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

#### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

#### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories; direct obligations of the U.S. Treasury.

# NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

# Assets, Liabilities and Net Position or Equity (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

## Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

## Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

# NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

# Assets, Liabilities and Net Position or Equity (continued)

## Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

# Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

# NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

# Assets, Liabilities and Net Position or Equity (continued)

## Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## Fund Deficit

At September 30, 2023, the District had a deficit fund balance of (\$9,634) in the general fund.

## **Other Disclosures**

# Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

# NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

# NOTE D – DEPOSITS

# **Deposits**

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

# NOTE E - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

# NOTE F - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

# **NOTE G – CONCENTRATION**

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

# HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

# STATEMENT OF REVENUES AND EXPENDITURES BUDGET AND ACTUAL – GENERAL FUND Year Ended September 30, 2023

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES	¢ 421 010	\$ 80,685	¢ (251 125)
Developer contributions	\$ 431,810		\$ (351,125)
TOTAL REVENUES	431,810	80,685	(351,125)
EXPENDITURES Current General government	131,810	99,464	32,346
Physical environment	300,000		300,000
TOTAL EXPENDITURES	431,810	99,464	332,346
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$ -	(18,779)	\$ (18,779)
FUND BALANCES			
Beginning of year		9,145	
End of year		\$ (9,634)	

\* Original and final budget.

# HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

## **CERTIFIED PUBLIC ACCOUNTANTS**

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

To the Board of Directors Hamilton Bluff Community Development District Town of Lake Hamilton, Florida

**DMHB** 

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hamilton Bluff Community Development District, as of September 30, 2023 and for the year ended September 30, 2023, which collectively comprise the Hamilton Bluff Community Development District's basic financial statements and have issued our report thereon dated June 7, 2024.

## Internal Control Over Financial Reporting

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

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

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

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# Compliance and Other Matters

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

# Purpose of this Report

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

SiBartolomeo, U.Bee, Hartley : Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 7, 2024 **DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.** 

CERTIFIED PUBLIC ACCOUNTANTS

# INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors Hamilton Bluff Community Development District Town of Lake Hamilton, Florida

DMHB

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida and is not intended to be and should not be used by anyone other than these specified parties.

SiBartolomeo, U.Bee, Hartly : Barned

DiBartolomeo, McBee Hartley & Barnes, P.A. Fort Pierce, Florida June 7, 2024 DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

**CERTIFIED PUBLIC ACCOUNTANTS** 

# Management Letter

To the Board of Supervisors Hamilton Bluff Community Development District Town of Lake Hamilton, Florida

# **Report on the Financial Statements**

We have audited the financial statements of the Hamilton Bluff Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 7, 2024.

# Auditors' Responsibility

DMHB

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

# **Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2024, should be considered in conjunction with this management letter.

# **Prior Audit Findings**

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

# **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

# **Financial Condition and Management**

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

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

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

# **Specific Information**

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

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$99,350.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hamilton Bluff Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as  $N\!/\!A.$
- b. The total amount of special assessments collected by or on behalf of the District as  $N\!/\!A.$
- c. The total amount of outstanding bonds issued by the district as N/A.

# **Additional Matters**

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

# **Purpose of this Letter**

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

SiBartolomeo, U.Bee, Hartley : Barres

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 7, 2024

# SECTION IX

# **OWNER'S AFFIDAVIT**

# STATE OF FLORIDA COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Lauren O. Schwenk ("Affiant") as Manager of GLK Hamilton Bluff, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 E. Central Avenue, Winter Haven, Florida 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of her own knowledge that GLK Hamilton Bluff, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described on the attached Exhibit "A".

2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

## FURTHER AFFIANT SAYETH NOT.

By: Name: Lauren O. Schwenk Title: Manager

Date:

SWORN TO AND SUBSCRIBED before me by means of  $\triangle$  physical presence or  $\Box$  online notarization this 244 day of June 2024 by Lauren O. Schwenk, as Manager of GLK Hamilton Bluff, LLC, a Florida limited liability company, on behalf of company, and who [ $\triangle$ ] is personally known to me or [\_] produced \_\_\_\_\_\_ as identification.

[notary seal]



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Prepared By:

Roy Van Wyk, Esq. KILINSKI VAN WYK, PLLC P.O. Box 6386 Tallahassee, Florida 32314

# LIMITED LIABILITY COMPANY AFFIDAVIT FOR DEED

## STATE OF FLORIDA COUNTY OF POLK

I, Lauren O. Schwenk ("Affiant"), on being duly sworn, state:

1. I am the Manager of GLK Hamilton Bluff, LLC, a Florida limited liability company, (the "Company").

2. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

3. On behalf of the Company, the Manager is authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached <u>Exhibit "A"</u> (the "Property") or any interests therein.

4. On behalf of the Company, the Manager is authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

5. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Hamilton Bluff Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District

Affiant

SWORN TO AND SUBSCRIBED before me by means of Aphysical presence or  $\Box$  online notarization this D day of June 2024 by Lauren O. Schwenk, as Manager of GLK Hamilton Bluff, LLC, a Florida limited liability company, on behalf of company.

Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026
[notary seal]

Undsma E ROLA
Official Notary Signature) Name: UNASCH E ROOR
Personally Known <u>X</u> OR Produced Identification
Type of Identification

# **EXHIBIT "A"** (Legal Description of Property)

A PORTION OF SECTIONS 15, AND 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET TO THE EAST LINE OF WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID EAST LINE, S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE \$89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET, TO THE EAST LINE OF THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE DEPARTING SAID SOUTH LINE, RUN, ALONG SAID EAST LINE, S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID EAST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.79 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 15, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 660.16 FEET, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 300.05 FEET, THENCE, DEPARTING SAID WEST LINE, RUN N89°33'14"W, A DISTANCE OF 250.04 FEET; THENCE S00°36'07"E, A DISTANCE OF 300.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1567.82 FEET; THENCE DEPARTING SAID WEST LINE, RUN N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET AND ALSO A POINT ON THE 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 EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE \$89°14'11"W, A DISTANCE OF \$4.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID SOUTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE

S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

## LESS AND EXCEPT:

Thirteen (13) parcels of land (denoted hereon as Areas 1 through 13) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

## AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 435.00 feet; thence North 00°21'00" East, a distance of 25.00 to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 80.00 feet to the POINT OF BEGINNING. Containing 0.21 acres more or less.

## AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1092.72 feet; thence departing said South line, North 00°21'00" East, a distance of 140.86 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 270.46 feet; thence South 89°39'00" East, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 250.00 feet; thence South 89°39'00" East, a distance of 5.87 feet; thence South 00°21'00" West, a distance of 50.00 feet; thence North 89°39'00" West, a distance of 114.66 feet to a point on a non-tangent curve to the left having a radius of 90.00 feet, a central angle of 11°48'18"; and a chord bearing and distance of North 24°20'00" West, 18.51 feet; thence along the arc of said curve 18.54 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 30°35'08"; thence along the arc of said curve 13.35 feet to the POINT OF BEGINNING. Containing 0.83 acres more or less.

## AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1092.72 feet; thence departing said South line, North 00°21'00" East, a distance of 496.32 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 355.46 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 30°35'08"; thence along the arc of said curve 13.35 feet to the point of reverse curvature of a curve to the left having a radius of 90.00 feet and a central angle of 11°48'18"; thence along the arc of said curve 18.54 feet to a point on a non-tangency line; thence North 89°39'00" West, a distance of 114.66 feet; thence North 00°21'00" East, a distance of 50.00 feet; thence South 89°39'00" East, a distance of 5.87 feet; thence North 00°21'00" East, a distance of 360.00 feet; thence South 89°39'00" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 1.13 acres more or less.

#### AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 502.41 feet; thence departing said West line, North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 240.55 feet; thence North 00°21'00" East, a distance of 207.00 feet; thence South 89°39'00" East, a distance of 237.23 feet; thence South 00°34'10" East, a distance of 207.03 feet to the POINT OF BEGINNING.

Containing 1.14 acres more or less.

#### AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 827.45 feet; thence departing said West line, North 89°39'00" West, a distance of 127.50 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 800.00 feet; thence North 00°21'00" East, a distance of 130.00 feet; thence South 89°39'00" East, a distance of 800.00 feet; thence South 00°21'00" West, a distance of 130.00 feet to the POINT OF BEGINNING. Containing 2.39 acres more or less.

## AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 354.99 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 425.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 425.00 feet; thence North 89°39'00" West, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 2.47 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 549.99 feet; thence North 89°39'00" West, a distance of 50.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING.

Containing 0.96 acres more or less.

#### AREA 8

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 549.99 feet; thence North 89°39'00" West, a distance of 235.00 feet; thence South 00°21'00" West, a distance of 155.00 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 130.00 feet; thence North 00°21'00" East, a distance of 410.00 feet; thence South 89°39'00" East, a distance of 105.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 385.00 feet to the POINT OF BEGINNING.

Containing 1.22 acres more or less.

## AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 1348.76 feet; thence departing said West line, North 89°27'03" East, a distance of 40.26 feet to the POINT OF BEGINNING; thence North 01°01'36" West, a distance of 150.80 feet; thence North 00°18'39" West, a distance of 294.31 feet; thence North 89°22'44" East, a distance of 120.06 feet; thence South 00°37'16" East, a distance of 425.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 80.73 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°27'51"; thence along the arc of said curve 15.91 feet to the POINT OF BEGINNING. Containing 1.25 acres more or less.

## AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 1855.58 feet; thence departing said West line, North 89°27'03" East, a distance of 40.48 feet to

the POINT OF BEGINNING; thence North 00°18'39" West, a distance of 124.58 feet; thence North 00°27'47" West, a distance of 505.43 feet; thence North 89°22'44" East, a distance of 117.66 feet; thence South 00°37'16" East, a distance of 630.00 feet; thence South 89°22'44" West, a distance of 119.73 feet to the POINT OF BEGINNING.

Containing 1.71 acres more or less.

## AREA 11

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1636.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; North 00°37'16" West, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 90.00 feet; thence South 89°22'44" West, a distance of 986.37 feet to the POINT OF BEGINNING.

Containing 2.60 acres more or less.

## AREA 12

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1951.29 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°37'16" East, a distance of 585.50 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 585.50 feet; thence North 89°22'44" East, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 3.36 acres more or less.

## AREA 13

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 563.18 feet; thence South 00°37'16" East, a distance of 120.00 feet; thence South 89°22'44" West, a distance of 538.18 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 95.00 feet to the POINT OF BEGINNING.

Containing 1.55 acres more or less.

AND

Twelve (12) parcels of land (denoted hereon as Areas 1 through 12) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

## AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 308.59 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 100.00 feet; thence South 89°39'00" West, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet to the POINT OF BEGINNING

Containing 0.28 acres more or less.

## AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 275.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 80.00 feet to the POINT OF BEGINNING Containing 0.21 acres more or less.

## AREA 3

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 43.27 feet; thence departing said West line, North 89°05'40" East, a distance of 44.50 feet to the POINT OF BEGINNING; thence North 00°34'58" West, a distance of 856.07 feet; thence North 01°01'36" West, a distance of 145.44 feet; thence North 89°22'44" East, a distance of 118.44 feet; thence South 00°37'16" East, a distance of 1001.04 feet; thence South 89°23'46" West, a distance of 47.69 feet; thence South 88°37'53" West, a distance of 15.07 feet; thence South 89°05'40" West, a distance of 55.23 feet to the POINT OF BEGINNING Containing 2.71 acres more or less.

#### AREA 4

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 187.54 feet; thence departing said South line, North 00°37'16" West, a distance of 42.88 feet; thence North 89°58'08" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 89.35 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 75.56 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 37°27'35"; thence along the arc of said curve a distance of 16.34 feet to a point on a non-tangent line; thence South 89°58'08" West, a distance of 47.24 feet; thence South 89°23'46" West, a distance of 100.00 feet; thence South 89°58'08" West, a distance of 87.61 feet to the POINT OF BEGINNING. Containing 0.63 acres more or less.

## AREA 5

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 187.54 feet; thence departing said South line North 00°37'16" West, a distance of 231.97 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 467.20 feet; thence North 89°22'44" East, a distance of 467.20 feet; thence South 00°37'16" East, a distance of 467.20 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 2.71 acres more or less.

## AREA 6

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 53.82 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 76.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 455.00 feet; thence South 00°37'16" East, a distance of 119.46 feet; thence South 89°23'46" West, a distance of 182.40 feet; thence South 89°58'08" West, a distance of 99.76 feet; thence North 89°27'30" West, a distance of 100.15 feet; thence South 89°23'46" West, a distance of 92.73 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet; a central angle of 36°51'10" and a chord bearing and distance of North 19°02'51" West, 15.80 feet; thence along the arc of said curve a distance of 16.08 feet to the POINT OF BEGINNING. Containing 1.30 acres more or less.

## AREA 7

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 230.14 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 605.48 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 605.48 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 3.45 acres more or less.

## AREA 8

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1020.14 feet; thence North 89°22'44" East, a distance of 50.00 feet; thence South 00°37'16" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 270.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 270.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING. Containing 1.68 acres more or less.

## AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1020.14 feet; thence North 89°22'44" East, a distance of 235.00 feet; thence North 00°37'16" West, a distance of 245.65 feet; thence North 89°22'44" East, a distance of 85.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet to the point of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet to the point of said curve a distance of 39.27 feet to the point of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of said curve a distance of 39.27 feet to the point of said curve a distance of 39.27 feet to the point of tangency; thence feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of said curve a distance of 39.27 feet to the point of tangency; thence feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 85.00 feet to the POINT OF BEGINNING.

Containing 0.61 acres more or less.

## AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 219.77 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 116.13 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet; thence along the arc of said curve a distance of 5.00 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance; thence North

89°22'44" East, a distance of 91.15 feet to aforesaid East line; thence along said East line, South 00°34'11" East, a distance of 210.00 feet to the POINT OF BEGINNING. Containing 0.56 acres more or less.

## AREA 11

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 479.77 feet; thence departing said East line, South 89°22'44" West, a distance of 11.68 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 785.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 115.00 feet; thence North 89°22'44" East, a distance of 340.00 feet; thence South 00°37'16" East, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 3.37 acres more or less.

## AREA 12

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 670.09 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said North line, South 89°03'54" West, a distance of 330.89 feet to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°33'53" West, a distance of 91.49 feet to the POINT OF BEGINNING; thence departing said East line, South 89°22'44" West, a distance of 96.05 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 335.00 feet; thence North 89°22'44" East, a distance of 121.41 feet to aforesaid East line; thence along said East line, South 00°33'53" East, a distance of 360.00 feet to the POINT OF BEGINNING.

Containing 1.00 acres more or less.

## AND

Ten (10) parcels of land (denoted hereon as Areas 1 through 10) lying in the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

## AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 218.63 feet; thence departing said South line, North 00°21'00" East, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 89°54'27" West, a distance of 229.38 feet to a point on a nontangent curve to the right having a radius of 35.00 feet, a central angle of 45°50'32" and a chord bearing and distance of North 22°34'16" West, 27.26 feet; thence along the arc of said curve a distance of 28.00 feet to the point of tangency; thence North 00°21'00" East, a distance of 68.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 92.39 feet to the POINT OF BEGINNING.

Containing 0.64 acres more or less.

#### AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 158.59 feet; thence North 89°39'00" West, a distance of 25.26 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 119.74 feet; thence North 00°21'00" East, a distance of 150.00 feet; thence South 89°39'00" East, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 146.39 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 08°17'37"; thence along the arc of said curve a distance of 3.62' feet to the POINT OF BEGINNING.

Containing 0.41 acres more or less.

## AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 233.59 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 260.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 260.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.70 acres more or less.

#### AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 772.28 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 435.00

feet; thence North 00°21'00" East, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 320.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 280.40 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the point of tangency; thence North 00°34'10" West, a distance of 180.02 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve a distance of 39.67 feet to the point of tangency; thence of 1038.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING. Containing 4.88 acres more or less.

#### AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 709.43 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 237.23 feet; thence North 00°21'00" East, a distance of 68.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 186.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the point of tangency; thence South 00°34'10" East, a distance of 68.41 feet to the POINT OF BEGINNING. Containing 0.50 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 982.47 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 104.61 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve a distance of 39.67 feet to the point of tangency; thence North 89°39'00" West, a distance of 76.69 feet; thence North 00°21'00" East, a distance of 130.00 feet; thence South 89°39'00" East, a distance of 100.01 feet to the POINT OF BEGINNING.

Containing 0.30 acres more or less.

#### AREA 7

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 876.65 feet; thence North 89°25'50" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°34'10" West, a distance of 95.42 feet; thence South 89°38'58" East, a distance of 224.04 feet; thence South 00°21'00" West, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 172.51 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet to the point of tangency; thence North 89°39'00" West, a distance of 172.51 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having

central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the POINT OF BEGINNING.

Containing 0.61 acres more or less.

#### AREA 8

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 1062.28 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 767.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 767.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 4.49 acres more or less.

#### AREA 9

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 1062.28 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 78.54 feet to a point on a non-tangent line; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 767.38 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 44°15'59"; thence along the arc of said curve a distance of 57.94 feet to a point on a non-tangent line; thence North 43°55'00" West, a distance of 20.00 feet; thence North 00°21'00" East, a distance of 126.97 feet; thence South 89°39'00" East, a distance of 850.00 feet; thence South 00°21'00" West, a distance of 121.79 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 83°22'12" West, 16.41 feet; thence along the arc of said curve a distance of 16.44 feet to the POINT OF BEGINNING. Containing 2.35 acres more or less.

## AREA 10

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 40.00 feet; thence departing said East line, North 89°54'27" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 89°54'27" West, a distance of 128.00 feet; thence North 00°21'00" East, a distance of 1022.17 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 26°56'19"; thence along the arc of said curve a distance of 35.26 feet to a point on a non-tangent line; thence North 71°38'29" East, a distance of 15.13 feet; thence South 89°39'00" East, a distance of 108.81 feet; thence South 00°17'07" West, a distance of 250.00 feet; thence South 00°32'57" East, a distance of 810.52 feet to the POINT OF BEGINNING. Containing 2.93 acres more or less.

## AND

Twelve (12) parcels of land (denoted hereon as Areas 1 through 12) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

## AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 408.59 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 110.00 feet; thence South 89°39'00" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 85.00 feet to the POINT OF BEGINNING.

Containing 0.30 acres more or less.

#### <u>AREA 2</u>

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 275.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 80.00 feet; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 0.21 acres more or less.

#### AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1798.60 feet; thence South 89°27'03" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence South 00°32'57" East, a distance of 451.29 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°34'11" and a chord bearing and distance of South 71°21'56" East, 16.10 feet; thence along the arc of said curve 16.39 feet to the point of tangency; thence North 89°50'58" West, a distance of 106.98 feet; thence North 00°28'46" West, a distance of 435.11 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°31'14" East, a distance of 81.75 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°48'00"; thence along the arc of said curve 16.06 feet to the POINT OF BEGINNING. Containing 1.29 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1980.23 feet; thence North 89°55'39" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence South 00°32'57" East, a distance of 122.06 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 36°56'23" and a chord bearing and distance of South 71°03'03" West, 15.84 feet; thence along the arc of said curve a distance of 16.12 feet to the point of tangency; thence South 89°31'14" West, a distance of 346.01 feet; thence North 00°28'46" West, a distance of 130.56 feet; thence South 89°55'39" East, a distance of 360.90 feet to the POINT OF BEGINNING.

Containing 1.07 acres more or less.

## AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64 feet; thence North 89°50'58" West, a distance of 212.32 feet; thence North 00°28'46" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°50'58" West, a distance of 215.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°22'12"; thence along the arc of said curve a distance of 39.00 feet to the point of tangency; thence North 00°28'46" West, a distance of 87.06 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet; thence North 89°31'14" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°28'46" East, a distance of 114.43 feet to the POINT OF BEGINNING. Containing 0.75 acres more or less.

## AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64 feet; thence North 89°50'58" West, a distance of 477.34 feet; thence North 00°28'46" West, a distance of 236.52 feet; thence North 89°31'14" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°28'46" West, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°31'14" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°28'46" East, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°28'46" East, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°31'14" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.48 acres more or less.

## AREA 7

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64

feet; thence North 89°50'58" West, a distance of 617.35 feet; thence North 00°28'46" West, a distance of 44.84 feet to the POINT OF BEGINNING; thence North 00°28'46" West, a distance of 440.00 feet; thence North 89°31'14" East, a distance of 121.14 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet, a central angle of 23°21'15" and a chord bearing and distance of South 11°11'52" West, 30.36 feet; thence along the arc of said curve a distance of 30.57 feet to the point of tangency; thence South 00°28'46" East, a distance of 406.09 feet to the point of curvature of a curve having a radius of 25.00 feet and a central angle of 09°36'05"; thence along the arc of said curve a distance of 4.19 feet to a point on a non-tangent line; thence South 89°31'03" West, a distance of 114.65 feet to the POINT OF BEGINNING. Containing 1.16 acres more or less.

## AREA 8

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 697.34 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 240.00 feet; thence North 00°37'16" West, a distance of 568.45 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 568.45 feet to the POINT OF BEGINNING.

Containing 3.26 acres more or less.

## AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1070.14 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 185.00 feet; thence South 00°37'16" East, a distance of 245.65 feet; thence South 89°22'44" West, a distance of 185.00 feet to the point of curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right adjusted of 185.00 feet to the point of Curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet to the point of Curvature of a curve to the right having a distance of 185.00 feet to the point of Curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 39.27 feet to the point of Curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.18 acres more or less.

#### **AREA 10**

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1365.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 81.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 115.00 feet; thence South 00°37'16" East, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance South 89°22'44" West, a distan

of 891.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 21°06'01"; thence along the arc of said curve a distance of 9.21 feet to the POINT OF BEGINNING.

Containing 2.35 acres more or less.

## <u>AREA 11</u>

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1636.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 986.37 feet; thence South 00°37'16" East, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 90.00 feet to the POINT OF BEGINNING.

Containing 2.60 acres more or less.

## <u>AREA 12</u>

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence North 89°22'44" East, a distance of 588.18 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 591.01 feet to the East line of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 f said Section 15 ; thence along said East line, South 00°34'30" East, a distance of 897.63 feet; thence South 89°22'44" West, a distance of 117.11 feet; thence North 00°37'16" West, a distance of 702.63 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 117.81 feet to the point of tangency; thence South 89°22'44" West, a distance of 398.18 feet; thence North 00°37'16" West, a distance of 120.00 feet to the POINT OF BEGINNING. Containing 3.75 acres more or less.

## AND

Ten (ten) parcels of land (denoted hereon as Areas 1 through 10) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

## AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 435.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 80.00 feet; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 fee to the POINT OF BEGINNING. Containing 0.21 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 464.08 feet; thence South 00°21'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 110.00 feet; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 85.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 95.00 feet to the POINT OF BEGINNING. Containing 0.30 acres more or less.

#### AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 128.16 feet; thence departing said West line, South 89°25'50" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 72.58 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 37°31'55"; thence along the arc of said curve 16.38 feet to a point on a non-tangent line; thence North 89°54'27" West, a distance of 527.73 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°07'38" and a chord bearing and distance of North 18°12'49" West, 15.92 feet; thence along the arc of said curve 16.20 feet to the point of tangency; thence North 00°21'00" East, a distance of 74.76 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 486.56 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve 38.87 feet to the POINT OF BEGINNING.

Containing 1.39 acres more or less.

## AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 502.81 feet; thence departing said West line, South 89°25'50" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 274.63 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve 39.67 feet to the point of tangency; thence North 89°39'00" West, a distance of 194.96 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 275.00 feet; thence South 89°39'00" East, a distance of 240.55 feet to the POINT OF BEGINNING.

Containing 1.67 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 229.99 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 125.00 feet; thence South 89°39'00" East, a distance of 240.00 feet; thence South 00°21'00" West, a distance of 125.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 0.82 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 499.99 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 445.21 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°36'45"; thence along the arc of said curve 15.98 feet a point on a non-tangent line; thence North 89°54'27" West, a distance of 115.07 feet; thence North 00°21'00" East, a distance of 370.64 feet; thence North 89°39'00" West, a distance of 65.00 feet; thence North 00°21'00" East, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 1.50 acres more or less.

## AREA 7

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1826.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 5.42 acres more or less.

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1951.29 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 240.00 feet; thence North 00°37'16" West, a distance of 345.50 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 345.50 feet to the POINT OF BEGINNING.

Containing 2.04 acres more or less.

## AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2116.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of tangency; thence along the arc of said curve 39.20 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 5.20 acres more or less.

## AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°37'16" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 95.00 feet; thence North 89°22'44" East, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 0.65 acres more or less.

INSTR # 2024151281 BK 13172 Pgs 1756-1777 PG(s)22 07/01/2024 12:41:40 PM STACY M. BUTTERFIELD, CLERK OF COURT POLK COUNTY RECORDING FEES 188.50

This instrument was prepared by, and upon recording, should be returned to:

Roy Van Wyk, Esq. KILINSKI VAN WYK, PLLC P.O. Box 6386 Tallahassee, Florida 32314

Parcel ID: 27-28-16-823000-040012, 27-28-16-823000-040035, 27-28-16-823000-040041, 27-28-16-823000-040042, 27-28-16-823000-037031, 27-28-16-823000-037020, 27-28-15-000000-034010, 27-28-15-000000-034020, 27-28-15-000000-034050, 27-28-16-823000-037010, 27-28-16-823000-037041, 27-28-16-823000-037042, 27-28-15-000000-033010, 27-28-15-000000-033020, 27-28-15-000000-034040, and 27-28-16-823000-038040

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 24th day of June 2024, by and between **GLK Hamilton Bluff, LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, hereinafter called the "Grantor," to **Hamilton Bluff Community Development District**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

## WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below ("**Property**"):

## See Exhibit "A" attached hereto and made a part hereof

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESSES:

undsm

Witness Signature Printed name: UMQUA RODELA Address: 346 E. Central Avenue Winter Haven, FL 33880

Witness Signature Printed name: <u>JCSSiCaPetruxCi</u> Address: 346 E. Central Avenue Winter Haven, FL 33880

STATE OF FLORIDA COUNTY OF POLK

(SEAL)

GLK HAMILTON BLUFF, LLC, a Florida limited liability\_company,

By: Lauren O. Schwenk Its: Manager

Address: 346 E. Central Avenue Winter Haven, FL 33880

The foregoing instrument was acknowledged before me by means of  $\swarrow$  physical presence or  $\Box$  online notarization this 24 day of June 2024, by Lauren O. Schwenk, as Manager of GLK Hamilton Bluff, LLC, a Florida limited liability company, on behalf of the company, and who [X] is personally known to me or [] produced \_\_\_\_\_\_ as identification.

Signature of Notary Public

Indsey E Rodan

Name of Notary Public (Typed, Printed or Stamped)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

Notary Public State of Florida Lindsey E Roden

Commission HH 303599 Expires 8/22/2026

#### ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this day of June 2024.

Signed, sealed and delivered

in the presence of:

Witnesses:

mam Vol Witness signature

Address: 346 E. Central Avenue Winter Haven, FL 33880

Witness signature Printed name: <u>TESSICA PETOCCI</u> Address: 346 E. Central Avenue Winter Haven, FL 33880

#### HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

By: Rennie Heath, Chairperson

Address: 346 E. Central Avenue Winter Haven, FL 33880

#### STATE OF FLORIDA COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  $\bigotimes$  physical presence or  $\Box$  online notarization this  $\bigotimes$  day of June 2024, by Rennie Heath, as Chairperson of the Board of Supervisors of the Hamilton Bluff Community Development District, and who  $\bigotimes$  is personally known to me or [] produced \_\_\_\_\_\_ as identification.

Notary Public State of Florida Lindsey E Roden My Commission HH 303599 Expires 8/22/2026	UMdgm & Roch (Official Notary Signature) Name: UNDSEY & FURCH
[notary seal]	Personally Known X OR Produced Identification Type of Identification

3

#### **EXHIBIT "A"** (Legal Description of Property)

A PORTION OF SECTIONS 15, AND 16, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°12'47"E, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1653.53 FEET TO THE EAST LINE OF WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID EAST LINE, S00°34'24"E, A DISTANCE OF 1339.61 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15: THENCE S89°06'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.65 FEET, TO THE EAST LINE OF THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE DEPARTING SAID SOUTH LINE, RUN, ALONG SAID EAST LINE, S00°00'00"E, A DISTANCE OF 670.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE N89°04'56"E, ALONG SAID SOUTH LINE, A DISTANCE OF 337.48 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S00°34'06"E, ALONG SAID EAST LINE, A DISTANCE OF 670.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE S89°00'52"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.79 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 15, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 660.16 FEET, TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 300.05 FEET; THENCE, DEPARTING SAID WEST LINE, RUN N89°33'14"W, A DISTANCE OF 250.04 FEET: THENCE S00°36'07"E. A DISTANCE OF 300.05 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N89°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1567.82 FEET; THENCE DEPARTING SAID WEST LINE, RUN N02°51'16"E, A DISTANCE OF 128.34 FEET; THENCE S90°00'00"W, A DISTANCE OF 151.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1687.12 FEET, A CENTRAL ANGLE OF 04°39'37", A CHORD BEARING OF N07°53'51"E AND A CHORD DISTANCE OF 137.19 FEET AND ALSO A POINT ON THE 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 EAST LINE OF SCENIC HIGHWAY NORTH THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.22 FEET TO THE END OF SAID CURVE; THENCE N84°25'58"W, A DISTANCE OF 17.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1670.12 FEET, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF N04°41'16"E AND A CHORD DISTANCE OF 51.27 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN N89°14'11"E, A DISTANCE OF 89.31 FEET; THENCE N00°45'49"W, A DISTANCE OF 180.00 FEET; THENCE S89°14'11"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°45'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 174.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°34'39"E, ALONG SAID SOUTH LINE, A DISTANCE OF 142.03 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°45'49"W, A DISTANCE OF 335.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°35'21"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1147.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°39'21"W, ALONG SAID WEST LINE, A DISTANCE OF 335.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°36'03"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE N00°36'07"W, ALONG SAID WEST LINE, A DISTANCE OF 670.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 16; THENCE S89°37'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 662.04 FEET TO A POINT ON THE WEST LINE OF SECTION 15; THENCE N00°32'54"W, ALONG SAID WEST LINE, A DISTANCE OF 671.24 FEET TO THE POINT OF BEGINNING.

#### LESS AND EXCEPT:

Thirteen (13) parcels of land (denoted hereon as Areas 1 through 13) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

#### AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 435.00 feet; thence North 00°21'00" East, a distance of 25.00 to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 80.00 feet to the POINT OF BEGINNING. Containing 0.21 acres more or less.

#### AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1092.72 feet; thence departing said South line, North 00°21'00" East, a distance of 140.86 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 270.46 feet; thence South 89°39'00" East, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 250.00 feet; thence South 89°39'00" East, a distance of 5.87 feet; thence South 00°21'00" West, a distance of 50.00 feet; thence North 89°39'00" West, a distance of 114.66 feet to a point on a non-tangent curve to the left having a radius of 90.00 feet, a central angle of 11°48'18"; and a chord bearing and distance of North 24°20'00" West, 18.51 feet; thence along the arc of said curve 18.54 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of 30°35'08"; thence along the arc of said curve 13.35 feet to the POINT OF BEGINNING. Containing 0.83 acres more or less.

AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1092.72 feet; thence departing said South line, North 00°21'00" East, a distance of 496.32 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 355.46 feet to the point of curvature of a curve to the right having

a radius of 25.00 feet and a central angle of 30°35'08"; thence along the arc of said curve 13.35 feet to the point of reverse curvature of a curve to the left having a radius of 90.00 feet and a central angle of 11°48'18"; thence along the arc of said curve 18.54 feet to a point on a non-tangency line; thence North 89°39'00" West, a distance of 114.66 feet; thence North 00°21'00" East, a distance of 50.00 feet; thence South 89°39'00" East, a distance of 5.87 feet; thence North 00°21'00" East, a distance of 360.00 feet; thence South 89°39'00" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 1.13 acres more or less.

#### AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 502.41 feet; thence departing said West line, North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 240.55 feet; thence North 00°21'00" East, a distance of 207.00 feet; thence South 89°39'00" East, a distance of 237.23 feet; thence South 00°34'10" East, a distance of 207.03 feet to the POINT OF BEGINNING.

Containing 1.14 acres more or less.

#### AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 827.45 feet; thence departing said West line, North 89°39'00" West, a distance of 127.50 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 800.00 feet; thence North 00°21'00" East, a distance of 130.00 feet; thence South 89°39'00" East, a distance of 800.00 feet; thence South 00°21'00" West, a distance of 130.00 feet to the POINT OF BEGINNING. Containing 2.39 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 354.99 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 425.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 425.00 feet; thence North 89°39'00" West, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 2.47 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 549.99 feet; thence North 89°39'00" West, a distance of 50.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence 00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING.

Containing 0.96 acres more or less.

#### AREA 8

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 549.99 feet; thence North 89°39'00" West, a distance of 235.00 feet; thence South 00°21'00" West, a distance of 155.00 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 130.00 feet; thence North 00°21'00" East, a distance of 410.00 feet; thence South 89°39'00" East, a distance of 105.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 385.00 feet to the POINT OF BEGINNING.

Containing 1.22 acres more or less.

#### AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 1348.76 feet; thence departing said West line, North 89°27'03" East, a distance of 40.26 feet to the POINT OF BEGINNING; thence North 01°01'36" West, a distance of 150.80 feet; thence North 00°18'39" West, a distance of 294.31 feet; thence North 89°22'44" East, a distance of 120.06 feet; thence South 00°37'16" East, a distance of 425.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 80.73 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°27'51"; thence along the arc of said curve 15.91 feet to the POINT OF BEGINNING. Containing 1.25 acres more or less.

#### AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 1855.58 feet; thence departing said West line, North 89°27'03" East, a distance of 40.48 feet to

the POINT OF BEGINNING; thence North 00°18'39" West, a distance of 124.58 feet; thence North 00°27'47" West, a distance of 505.43 feet; thence North 89°22'44" East, a distance of 117.66 feet; thence South 00°37'16" East, a distance of 630.00 feet; thence South 89°22'44" West, a distance of 119.73 feet to the POINT OF BEGINNING.

Containing 1.71 acres more or less.

#### AREA 11

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1636.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; North 00°37'16" West, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 90.00 feet; thence South 89°22'44" West, a distance of 986.37 feet to the POINT OF BEGINNING.

Containing 2.60 acres more or less.

#### AREA 12

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1951.29 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°37'16" East, a distance of 585.50 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 585.50 feet; thence North 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 585.50 feet; thence North 89°22'44" East, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 3.36 acres more or less.

#### AREA 13

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 563.18 feet; thence South 00°37'16" East, a distance of 120.00 feet; thence South 89°22'44" West, a distance of 538.18 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 95.00 feet to the POINT OF BEGINNING.

Containing 1.55 acres more or less.

AND

Twelve (12) parcels of land (denoted hereon as Areas 1 through 12) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

#### AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 308.59 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 100.00 feet; thence South 89°39'00" West, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 100.00 feet; thence South 00°21'00" West, a distance of 100.00 feet to the POINT OF BEGINNING

Containing 0.28 acres more or less.

#### AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 275.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 115.00 feet; thence South 89°39'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 80.00 feet to the POINT OF BEGINNING Containing 0.21 acres more or less.

#### AREA 3

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the West line of the Northwest 1/4 of said Section 15, North 00°32'57" West, a distance of 43.27 feet; thence departing said West line, North 89°05'40" East, a distance of 44.50 feet to the POINT OF BEGINNING; thence North 00°34'58" West, a distance of 856.07 feet; thence North 01°01'36" West, a distance of 145.44 feet; thence North 89°22'44" East, a distance of 118.44 feet; thence South 00°37'16" East, a distance of 1001.04 feet; thence South 89°23'46" West, a distance of 47.69 feet; thence South 88°37'53" West, a distance of 15.07 feet; thence South 89°05'40" West, a distance of 55.23 feet to the POINT OF BEGINNING Containing 2.71 acres more or less.

#### AREA 4

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 187.54 feet; thence departing said South line, North 00°37'16" West, a distance of 42.88 feet; thence North 89°58'08" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 89.35 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 75.56 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 37°27'35"; thence along the arc of said curve a distance of 16.34 feet to a point on a non-tangent line; thence South 89°58'08" West, a distance of 47.24 feet; thence South 89°23'46" West, a distance of 100.00 feet; thence South 89°58'08" West, a distance of 87.61 feet to the POINT OF BEGINNING. Containing 0.63 acres more or less.

#### AREA 5

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 187.54 feet; thence departing said South line North 00°37'16" West, a distance of 231.97 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 467.20 feet; thence North 89°22'44" East, a distance of 467.20 feet; thence South 00°37'16" East, a distance of 467.20 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of curvature a distance of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.00 feet and a curve to the right having a radius of 25.

Containing 2.71 acres more or less.

#### AREA 6

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 53.82 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 76.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 455.00 feet; thence South 00°37'16" East, a distance of 119.46 feet; thence South 89°23'46" West, a distance of 182.40 feet; thence South 89°58'08" West, a distance of 99.76 feet; thence North 89°27'30" West, a distance of 100.15 feet; thence South 89°23'46" West, a distance of 92.73 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet; a central angle of 36°51'10" and a chord bearing and distance of North 19°02'51" West, 15.80 feet; thence along the arc of said curve a distance of 16.08 feet to the POINT OF BEGINNING. Containing 1.30 acres more or less.

#### AREA 7

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 230.14 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 605.48 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 605.48 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 3.45 acres more or less.

#### AREA 8

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1020.14 feet; thence North 89°22'44" East, a distance of 50.00 feet; thence South 00°37'16" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 270.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 270.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING. Containing 1.68 acres more or less.

#### AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1020.14 feet; thence North 89°22'44" East, a distance of 235.00 feet; thence North 00°37'16" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 245.65 feet; thence North 89°22'44" East, a distance of 85.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence adjust of 25.00 feet and a central angle of 90°00'00"; thence adjust of 25.00 feet and a central angle of 90°00'00"; thence adjust of 25.00 feet and a central angle of 90°00'00"; thence adjust of 25.00 feet and a central angle of 90°00'00"; thence adjust of 25.00 feet and a central angle of 90°00'00"; thence South 00°37'16" East, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 85.00 feet to the POINT OF BEGINNING.

Containing 0.61 acres more or less.

#### AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 219.77 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 116.13 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet; a central angle of 03°49'21" and a chord bearing and distance of North 01°17'25" East, 5.00 feet; thence along the arc of said curve a distance of 5.00 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 91.15 feet to aforesaid East line; thence along said East line, South 00°34'11" East, a distance of 210.00 feet to the POINT OF BEGINNING. Containing 0.56 acres more or less.

#### AREA 11

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 479.77 feet; thence departing said East line, South 89°22'44" West, a distance of 11.68 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 785.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence south a central angle of 90°00'00"; thence along the arc of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence South 89°22'44" East, a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 340.00 feet; thence South 00°37'16" East, a distance of 115.00 feet; thence North 89°22'44" East, a distance of 340.00 feet; thence South 00°37'16" East, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 3.37 acres more or less.

#### AREA 12

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 1323.81 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°34'11" West, a distance of 670.09 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said North line, South 89°03'54" West, a distance of 330.89 feet to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 15; thence along said East line, North 00°33'53" West, a distance of 91.49 feet to the POINT OF BEGINNING; thence departing said East line, South 89°22'44" West, a distance of 96.05 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 335.00 feet; thence North 89°22'44" East, a distance of 121.41 feet to aforesaid East line; thence along said East line, South 00°33'53" East, a distance of 360.00 feet to the POINT OF BEGINNING.

Containing 1.00 acres more or less.

#### AND

Ten (10) parcels of land (denoted hereon as Areas 1 through 10) lying in the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

#### AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 218.63 feet; thence departing said South line, North 00°21'00" East, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 89°54'27" West, a distance of 229.38 feet to a point on a non-tangent curve to the right having a radius of 35.00 feet, a central angle of 45°50'32" and a chord

bearing and distance of North 22°34'16" West, 27.26 feet; thence along the arc of said curve a distance of 28.00 feet to the point of tangency; thence North 00°21'00" East, a distance of 68.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 92.39 feet to the POINT OF BEGINNING.

Containing 0.64 acres more or less.

#### AREA 2

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 158.59 feet; thence North 89°39'00" West, a distance of 25.26 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 119.74 feet; thence North 00°21'00" East, a distance of 150.00 feet; thence South 89°39'00" East, a distance of 120.00 feet; thence South 00°21'00" West, a distance of 146.39 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 08°17'37"; thence along the arc of said curve a distance of 3.62' feet to the POINT OF BEGINNING.

Containing 0.41 acres more or less.

#### AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 233.59 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 260.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 260.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.70 acres more or less.

#### AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 772.28 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 435.00

feet; thence North 00°21'00" East, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 320.00 feet; thence South 00°21'00" West, a distance of 115.00 feet; thence North 89°39'00" West, a distance of 280.40 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the point of tangency; thence North 00°34'10" West, a distance of 180.02 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve a distance of 39.67 feet to the point of tangency; thence of 1038.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

#### AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 709.43 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 237.23 feet; thence North 00°21'00" East, a distance of 68.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 186.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the point of tangency; thence South 00°34'10" East, a distance of 68.41 feet to the POINT OF BEGINNING.

Containing 0.50 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 982.47 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 104.61 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve a distance of 39.67 feet to the point of tangency; thence North 89°39'00" West, a distance of 76.69 feet; thence North 00°21'00" East, a distance of 130.00 feet; thence South 89°39'00" East, a distance of 100.01 feet to the POINT OF BEGINNING.

Containing 0.30 acres more or less.

#### AREA 7

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet; thence departing said South line, North 00°34'10" West, a distance of 876.65 feet; thence North 89°25'50" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°34'10" West, a distance of 95.42 feet; thence South 89°38'58" East, a distance of 224.04 feet; thence South 00°21'00" West, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 172.51 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve a distance of 38.87 feet to the POINT OF BEGINNING.

Containing 0.61 acres more or less.

#### AREA 8

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 1062.28 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 767.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of curvature of a distance of 767.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 4.49 acres more or less.

#### AREA 9

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 193.63 feet; thence departing said South line, North 00°21'00" East, a distance of 1062.28 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 78.54 feet to a point on a non-tangent line; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 767.38 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 44°15'59"; thence along the arc of said curve a distance of 57.94 feet to a point on a non-tangent line; thence North 43°55'00" West, a distance of 20.00 feet; thence North 00°21'00" East, a distance of 126.97 feet; thence South 89°39'00" East, a distance of 850.00 feet; thence South 00°21'00" West, a distance of 121.79 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 83°22'12" West, 16.41 feet; thence along the arc of said curve a distance of 16.44 feet to the POINT OF BEGINNING. Containing 2.35 acres more or less.

#### AREA 10

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 40.00 feet; thence departing said East line, North 89°54'27" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 89°54'27" West, a distance of 128.00 feet; thence North 00°21'00" East, a distance of 1022.17 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 26°56'19"; thence along the arc of said curve a distance of 35.26 feet to a point on a non-tangent line; thence North 71°38'29" East, a distance of 15.13 feet; thence South 89°39'00" East, a distance of 108.81 feet; thence South 00°17'07" West, a distance of 250.00 feet; thence South 00°32'57" East, a distance of 810.52 feet to the POINT OF BEGINNING. Containing 2.93 acres more or less.

#### AND

Twelve (12) parcels of land (denoted hereon as Areas 1 through 12) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

#### AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 408.59 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 110.00 feet; thence South 89°39'00" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°21'00" West, a distance of 85.00 feet to the POINT OF BEGINNING.

Containing 0.30 acres more or less.

#### <u>AREA 2</u>

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 275.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 80.00 feet; thence North 00°21'00" East, a distance of 80.00 feet; thence South 00°21'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 0.21 acres more or less.

#### AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1798.60 feet; thence South 89°27'03" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence South 00°32'57" East, a distance of 451.29 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°34'11" and a chord bearing and distance of South 71°21'56" East, 16.10 feet; thence along the arc of said curve 16.39 feet to the point of tangency; thence North 89°50'58" West, a distance of 106.98 feet; thence North 00°28'46" West, a distance of 435.11 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°31'14" East, a distance of 81.75 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°48'00"; thence along the arc of said curve 16.06 feet to the POINT OF BEGINNING. Containing 1.29 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1980.23 feet; thence North 89°55'39" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence South 00°32'57" East, a distance of 122.06 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 36°56'23" and a chord bearing and distance of South 71°03'03" West, 15.84 feet; thence along the arc of said curve a distance of 16.12 feet to the point of tangency; thence South 89°31'14" West, a distance of 346.01 feet; thence North 00°28'46" West, a distance of 130.56 feet; thence South 89°55'39" East, a distance of 360.90 feet to the POINT Of BEGINNING.

Containing 1.07 acres more or less.

#### AREA 5

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64 feet; thence North 89°50'58" West, a distance of 212.32 feet; thence North 00°28'46" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°50'58" West, a distance of 215.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°22'12"; thence along the arc of said curve a distance of 39.00 feet to the point of tangency; thence North 00°28'46" West, a distance of 87.06 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet; thence North 89°31'14" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet; thence South 00°28'46" East, a distance of 114.43 feet to the POINT OF BEGINNING. Containing 0.75 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64 feet; thence North 89°50'58" West, a distance of 477.34 feet; thence North 00°28'46" West, a distance of 236.52 feet; thence North 89°31'14" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°28'46" West, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°31'14" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°28'46" East, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°28'46" East, a distance of 220.13 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°31'14" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING. Curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.48 acres more or less.

#### <u>AREA 7</u>

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the East line of the Northeast 1/4 of said Section 16, North 00°32'57" West, a distance of 1316.64

feet; thence North 89°50'58" West, a distance of 617.35 feet; thence North 00°28'46" West, a distance of 44.84 feet to the POINT OF BEGINNING; thence North 00°28'46" West, a distance of 440.00 feet; thence North 89°31'14" East, a distance of 121.14 feet to a point on a non-tangent curve to the left having a radius of 75.00 feet, a central angle of 23°21'15" and a chord bearing and distance of South 11°11'52" West, 30.36 feet; thence along the arc of said curve a distance of 30.57 feet to the point of tangency; thence South 00°28'46" East, a distance of 406.09 feet to the point of curvature of a curve having a radius of 25.00 feet and a central angle of 09°36'05"; thence along the arc of said curve a distance of 4.19 feet to a point on a non-tangent line; thence South 89°31'03" West, a distance of 114.65 feet to the POINT OF BEGINNING. Containing 1.16 acres more or less.

#### AREA 8

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 697.34 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 240.00 feet; thence North 00°37'16" West, a distance of 568.45 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 568.45 feet to the POINT OF BEGINNING.

Containing 3.26 acres more or less.

#### AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1070.14 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 195.65 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 185.00 feet to the point of 245.65 feet; thence South 89°22'44" West, a distance of 185.00 feet to the point of curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right a distance of 185.00 feet to the point of Curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right having a distance of 185.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 39.27 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 39.27 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 1.18 acres more or less.

#### **AREA 10**

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1365.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 81.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 115.00 feet; thence South 00°37'16" East, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance of 115.00 feet; thence South 89°22'44" West, a distance South 89°22'44" West, a distan

of 891.29 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 21°06'01"; thence along the arc of said curve a distance of 9.21 feet to the POINT OF BEGINNING.

Containing 2.35 acres more or less.

#### **AREA 11**

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1636.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 986.37 feet; thence South 00°37'16" East, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 90.00 feet to the POINT OF BEGINNING.

Containing 2.60 acres more or less.

#### AREA 12

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence North 89°22'44" East, a distance of 588.18 feet to the POINT OF BEGINNING; thence North 89°22'44" East, a distance of 591.01 feet to the East line of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 f said Section 15 ; thence along said East line, South 00°34'30" East, a distance of 897.63 feet; thence South 89°22'44" West, a distance of 117.11 feet; thence North 00°37'16" West, a distance of 702.63 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a central angle of 90°00'00"; thence along the arc of said curve a distance of 117.81 feet to the point of tangency; thence South 89°22'44" West, a distance of 398.18 feet; thence North 00°37'16" West, a distance of 120.00 feet to the POINT OF BEGINNING. Containing 3.75 acres more or less.

#### AND

Ten (ten) parcels of land (denoted hereon as Areas 1 through 10) lying in the Northwest 1/4 of Section 15, Township 28 South, Range 27 East and the Northeast 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

#### AREA 1

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 435.00 feet; thence North 00°21'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 89°39'00" West, a distance of 80.00 feet; thence North 00°21'00" East, a distance of 80.00 feet; thence South 00°21'00" East, a distance of 80.00 feet; thence South 00°21'00" West, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 0.21 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 483.64 feet; thence departing said South line, North 00°21'00" East, a distance of 543.59 feet; thence North 89°39'00" West, a distance of 464.08 feet; thence South 00°21'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 110.00 feet; thence North 89°39'00" West, a distance of 120.00 feet; thence North 00°21'00" East, a distance of 85.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 95.00 feet to the POINT OF BEGINNING. Containing 0.30 acres more or less.

#### AREA 3

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 128.16 feet; thence departing said West line, South 89°25'50" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 72.58 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 37°31'55"; thence along the arc of said curve 16.38 feet to a point on a non-tangent line; thence North 89°54'27" West, a distance of 527.73 feet to a point on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 37°07'38" and a chord bearing and distance of North 18°12'49" West, 15.92 feet; thence along the arc of said curve 16.20 feet to the point of tangency; thence North 00°21'00" East, a distance of 74.76 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 486.56 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°04'50"; thence along the arc of said curve 38.87 feet to the POINT OF BEGINNING.

Containing 1.39 acres more or less.

#### AREA 4

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1319.47 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence along said West line, North 00°34'10" West, a distance of 502.81 feet; thence departing said West line, South 89°25'50" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°34'10" East, a distance of 274.63 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°55'10"; thence along the arc of said curve 39.67 feet to the point of tangency; thence North 89°39'00" West, a distance of 194.96 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°21'00" East, a distance of 275.00 feet; thence South 89°39'00" East, a distance of 240.55 feet to the POINT OF BEGINNING.

Containing 1.67 acres more or less.

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 229.99 feet; thence South 89°39'00" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°21'00" East, a distance of 125.00 feet; thence South 89°39'00" East, a distance of 240.00 feet; thence South 00°21'00" West, a distance of 125.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°39'00" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 0.82 acres more or less.

#### AREA 6

COMMENCE at the East 1/4 corner of Section 16, Township 28 South, Range 27 East, thence along the South line of the Northeast 1/4 of said Section 16, North 89°54'27" West, a distance of 1908.09 feet; thence departing said South line, North 00°21'00" East, a distance of 499.99 feet; thence North 89°39'00" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°21'00" West, a distance of 445.21 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 36°36'45"; thence along the arc of said curve 15.98 feet a point on a non-tangent line; thence North 89°54'27" West, a distance of 115.07 feet; thence North 00°21'00" East, a distance of 370.64 feet; thence North 89°39'00" West, a distance of 65.00 feet; thence North 00°21'00" East, a distance of 90.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°39'00" East, a distance of 135.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence 39.27 feet to the POINT OF BEGINNING. Containing 1.50 acres more or less.

#### AREA 7

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1826.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 5.42 acres more or less.

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 1951.29 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°22'44" West, a distance of 240.00 feet; thence North 00°37'16" West, a distance of 345.50 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 345.50 feet to the POINT OF BEGINNING.

Containing 2.04 acres more or less.

#### AREA 9

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2116.79 feet; thence North 89°22'44" East, a distance of 25.00 feet to the POINT OF BEGINNING; thence North 00°37'16" West, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 89°22'44" East, a distance of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 00°37'16" East, a distance of 180.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 936.37 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the POINT OF BEGINNING. Containing 5.20 acres more or less.

#### AREA 10

COMMENCE at the West 1/4 corner of Section 15, Township 28 South, Range 27 East, thence along the South line of the Northwest 1/4 of said Section 15, North 89°00'57" East, a distance of 477.54 feet; thence departing said South line, North 00°37'16" West, a distance of 2491.79 feet; thence South 89°22'44" West, a distance of 25.00 feet to the POINT OF BEGINNING; thence South 00°37'16" East, a distance of 95.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence South 89°22'44" West, a distance of 190.00 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence along the arc of 90°00'00"; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 00°37'16" West, a distance of 95.00 feet; thence North 89°22'44" East, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 0.65 acres more or less.

# SECTION XI

# SECTION C

# SECTION 1

## Hamilton Bluff Community Development District

#### Summary of Checks

May 16, 2024 to July 13, 2024

Bank	Date	Check No.'s	Amount		
General Fund					
	5/22/24	152	\$ 2,120.75		
	5/29/24	153-156	\$ 134,164.03		
	6/18/24	157-159	\$ 140,859.67		
	7/3/24	160	\$ 11,732.87		
	7/10/24	161	\$ 1,805.00		
			\$ 290,682.32		

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER 05/16/2024 - 07/13/2024 *** GENERAL FUND-HAMILTON BLUFF BANK A GENERAL FUND	CHECK REGISTER	RUN 7/15/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/22/24 00014	5/07/24 9464 202404 310-51300-31500 GENERAL COUNSEL - APR 24 KILINSKI / VAN WYK, PLLC	*	,	2,120.75 000152
5/29/24 00011	5/22/24 BH052220 202405 310-51300-11000 SUPERVISOR FEE 05/22/24	*	200.00	
	BOBBIE HENLEY			200.00 000153
5/29/24 00013	5/22/24 EL052220 202405 310-51300-11000 SUPERVISOR FEE 05/22/24	*	200.00	
	ERIC LAVOIE			200.00 000154
5/29/24 00023	5/24/24 52424 202405 300-20700-10000 FY24 LOT CLOSING	*	133,564.03	
	HAMILTON BLUFF CDD C/O USBANK			133,564.03 000155
5/29/24 00012	5/22/24 JK052220 202405 310-51300-11000 SUPERVISOR FEE 05/22/24	*	200.00	
	JESSICA KOWALSKI			200.00 000156
6/18/24 00016	5/31/24 00064602 202405 310-51300-49100 BOUNDARY AMENDMENT NOTICE	*	2,760.00	
	GANNETT FLORIDA LOCALIQ			2,760.00 000157
6/18/24 00001	6/01/24 30 202406 310-51300-34000 MANAGEMENT FEES - JUN 24	*	2,916.67	
	6/01/24 30 202406 310-51300-35200 WEBSITE ADMIN - JUN 24	*	100.00	
	6/01/24 30 202406 310-51300-35100	*	150.00	
	INFORMATION TECH - JUN 24 6/01/24 30 202406 310-51300-31300 DISSEMINATION - JUN 24	*	416.67	
	6/01/24 30 202406 310-51300-51000 OFFICE SUPPLIES	*	2.53	
	6/01/24 30 202406 310-51300-42000 POSTAGE	*	65.24	
	GOVERNMENTAL MANAGEMENT SERVICE	S-CF		3,651.11 000158
6/18/24 00023	6/06/24 6624 202406 300-20700-10000	*	134,448.56	
	FY 24 LOT CLOSING HAMILTON BLUFF CDD C/O USBANK			134,448.56 000159
7/03/24 00014	4/15/24 9277 202403 310-51300-49100	*	8,767.37	
	BOUNDARY AMENDMENT FEE 5/07/24 9466 202404 310-51300-49100 BOUNDARY AMENDMENT FEE	*	2,029.00	

HAMB HAMILTON BLUFF KCOSTA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE P *** CHECK DATES 05/16/2024 - 07/13/2024 *** GENERAL FUND-HAMILT BANK A GENERAL FUND	'ON BLUFF	RUN 7/15/24 PAG	E 2
CHECK VEND#INVOICEEXPENSED TO VEND DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OOR NAME STATUS	AMOUNTCHECK AMOUNT	· · #
6/17/24 9717 202405 310-51300-31500 GENERAL COUNSEL - MAY 24	*	936.50	
GENERAL COUNSEL - MAI 24 KILINSKI / VAN W	YYK, PLLC	11,732.87 0	00160
7/10/24 00007 6/28/24 22412555 202405 310-51300-31100 ENGINEER SERVICES MAY24	*	255.00	
6/28/24 22412556 202405 310-51300-31100	*	1,550.00	
ENGINEER SERVICES MAY24 DEWBERRY ENGINEE	RS INC.	1,805.00 0	00161
	TOTAL FOR BANK A	290,682.32	
	TOTAL FOR REGISTER	290,682.32	

HAMB HAMILTON BLUFF KCOSTA

# SECTION 2

Community Development District

## Unaudited Financial Reporting

May 31, 2024



## Table of Contents

1	Balance Sheet
2	General Fund
3	Series 2024 Debt Service Fund
4	Series 2024 Capital Projects Fund
5	Month to Month
6	Long Term Debt Report

**Community Development District** 

**Combined Balance Sheet** 

May 31, 2024

	General Fund	Ľ	Debt Service Fund	Ca	pital Projects Fund	Totals Governmental Funds		
Assets:								
<u>Cash:</u>								
Operating Account	\$ 253,669	\$	-	\$	-	\$	253,669	
Investments:								
Series 2024								
Construction	\$ -	\$	-	\$	8,609,223	\$	8,609,223	
Cost of Issuance	\$ -	\$	-	\$	94	\$	94	
Reserve	\$ -	\$	1,330,790	\$	-	\$	1,330,790	
Total Assets	\$ 253,669	\$	1,330,790	\$	8,609,317	\$	10,193,776	
Liabilities:								
Accounts Payable	\$ 16,298	\$	-	\$	-	\$	16,298	
Due to Debt Service	\$ 134,449	\$	-	\$	-	\$	134,449	
Total Liabilites	\$ 150,746	\$	-	\$	•	\$	150,746	
Fund Balance:								
Restricted For:								
Debt Service - Series 2024	\$ -	\$	1,330,790	\$	-	\$	1,330,790	
Capital Projects - Series 2024	\$ -	\$	-	\$	8,609,317	\$	8,609,317	
Unassigned	\$ 102,922	\$	-	\$	-	\$	102,922	
Total Fund Balances	\$ 102,922	\$	1,330,790	\$	8,609,317	\$	10,043,029	
Total Liabilities & Fund Balance	\$ 253,669	\$	1,330,790	\$	8,609,317	\$	10,193,776	

**Community Development District** 

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 05/31/24	Thr	u 05/31/24	Variance
Revenues:						
Developer Contributions	\$ 430,750	\$	60,000	\$	60,000	\$ -
Boundary Amendment Contributions	\$ -	\$	-	\$	47,627	\$ 47,627
Lot Closings	\$ -	\$	-	\$	104,832	\$ 104,832
Total Revenues	\$ 430,750	\$	60,000	\$	212,459	\$ 152,459
Expenditures:						
<u>General &amp; Administrative:</u>						
Supervisor Fees	\$ 12,000	\$	8,000	\$	4,600	\$ 3,400
Engineering	\$ 15,000	\$	10,000	\$	4,610	\$ 5,390
Attorney	\$ 25,000	\$	16,667	\$	15,326	\$ 1,341
Annual Audit	\$ 2,950	\$	2,950	\$	-	\$ 2,950
Assessment Administration	\$ 5,000	\$	5,000	\$	-	\$ 5,000
Arbitrage	\$ 450	\$	450	\$	-	\$ 450
Dissemination	\$ 5,000	\$	3,333	\$	417	\$ 2,917
Trustee Fees	\$ 4,050	\$	4,050	\$	-	\$ 4,050
Management Fees	\$ 35,000	\$	23,333	\$	23,333	\$ -
Information Technology	\$ 1,800	\$	1,200	\$	1,200	\$ -
Website Maintenance	\$ 1,200	\$	800	\$	800	\$ -
Postage & Delivery	\$ 1,000	\$	667	\$	71	\$ 596
Insurance	\$ 5,500	\$	5,500	\$	5,200	\$ 300
Printing & Binding	\$ 1,000	\$	667	\$	-	\$ 667
Legal Advertising	\$ 10,000	\$	6,667	\$	1,878	\$ 4,789
Boundary Amendment Expenses	\$ -	\$	-	\$	41,966	\$ (41,966)
Other Current Charges	\$ 5,000	\$	3,333	\$	316	\$ 3,018
Office Supplies	\$ 625	\$	417	\$	12	\$ 404
Travel Per Diem	\$ -	\$	-	\$	-	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$ -
Total General & Administrative	\$ 130,750	\$	93,208	\$	99,903	\$ (6,695)
Operations & Maintenance						
Playground Lease	\$ 50,000	\$	33,333	\$	-	\$ 33,333
Field Contingency	\$ 250,000	\$	166,667	\$	-	\$ 166,667
Total Operations & Maintenance	\$ 300,000	\$	200,000	\$	-	\$ 200,000
Total Expenditures	\$ 430,750	\$	293,208	\$	99,903	\$ 193,305
Excess (Deficiency) of Revenues over Expenditures	\$ -			\$	112,556	
Fund Balance - Beginning	\$ -			\$	(9,634)	
Fund Balance - Ending	\$ -			\$	102,922	

**Community Development District** 

Series 2024 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Pro	ojected Budget		Actual	
	Budget	Thru 05/31/24		T	hru 05/31/24	Variance
Revenues:						
Interest	\$ -	\$	-	\$	9,163	\$ (9,163)
Total Revenues	\$ -	\$	-	\$	9,163	\$ (9,163)
Expenditures:						
Series 2024						
Interest - 11/1	\$ -	\$	-	\$	-	\$ -
Principal - 5/1	\$ -	\$	-	\$	-	\$ -
Interest - 5/1	\$ -	\$	-	\$	-	\$ -
Total Expenditures	\$ -	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	-	\$	9,163	\$ (9,163)
Other Financing Sources/(Uses):						
Bond Proceeds	\$ -	\$	-	\$	1,330,790	\$ 1,330,790
Transfer In/(Out)	\$ -	\$	-	\$	(9,163)	\$ 9,163
Total Other Financing Sources/(Uses)	\$ -			\$	1,321,627	
Net Change in Fund Balance	\$ -			\$	1,330,790	
Fund Balance - Beginning	\$ -			\$	-	
Fund Balance - Ending	\$ -			\$	1,330,790	

### **Community Development District**

#### Series 2024 Capital Projects Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted		Prorat	ed Budget		Actual	
	Budget		Thru (	05/31/24	Th	1ru 05/31/24	Variance
Revenues							
Interest	\$	-	\$	-	\$	100,536	\$ 100,536
Total Revenues	\$	-	\$	-	\$	100,536	\$ 100,536
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	8,666,442	\$ (8,666,442)
Capital Outlay - Cost of Issuan <i>c</i> e	\$	-	\$	-	\$	668,150	\$ (668,150)
Total Expenditures	\$	-	\$	-	\$	9,334,592	\$ (9,334,592)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	(9,234,057)	
Other Financing Sources/(Uses)							
Bond Proceeds	\$	-	\$	-	\$	17,759,246	\$ 17,759,246
Original Issue Discount	\$	-	\$	-	\$	74,964	\$ 74,964
Transfer In/(Out)	\$	-	\$	-	\$	9,163	\$ 9,163
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	17,843,373	\$ 17,843,373
Net Change in Fund Balance	\$	-			\$	8,609,317	
Fund Balance - Beginning	\$	-			\$	-	
Fund Balance - Ending	\$	-			\$	8,609,317	

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 \$	- \$	- \$	- \$	- \$	- \$	60
Boundary Amendment Contributions	\$ - \$	7,228 \$	15,934 \$	9,138 \$	9,920 \$	2,189 \$	3,220 \$	- \$	- \$	- \$	- \$	- \$	47,
Lot Closings	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	104,832 \$	- \$	- \$	- \$	- \$	104,
Total Revenues	\$ 20,000 \$	7,228 \$	15,934 \$	29,138 \$	9,920 \$	2,189 \$	23,220 \$	104,832 \$	- \$	- \$	- \$	- \$	212,
Expenditures:													
<u>General &amp; Administrative:</u>													
Supervisor Fees	\$ 600 \$	- \$	- \$	1,200 \$	800 \$	1,400 \$	- \$	600 \$	- \$	- \$	- \$	- \$	4,
Engineering	\$ 255 \$	263 \$	- \$	1,903 \$	385 \$	- \$	- \$	1,805 \$	- \$	- \$	- \$	- \$	4
Attorney	\$ 1,525 \$	1,275 \$	1,097 \$	1,809 \$	1,846 \$	4,717 \$	2,121 \$	937 \$	- \$	- \$	- \$	- \$	15
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Assessment Administration	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dissemination	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	417 \$	- \$	- \$	- \$	- \$	
Trustee Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Management Fees	\$ 2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917 \$	2,917 \$	- \$	- \$	- \$	- \$	23
Information Technology	\$ 150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	- \$	- \$	- \$	- \$	1,
Website Maintenance	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	- \$	
Postage & Delivery	\$ 1 \$	27 \$	3 \$	3 \$	11 \$	7 \$	15 \$	4 \$	- \$	- \$	- \$	- \$	
Insurance	\$ 5,200 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,
Printing & Binding	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Legal Advertising	\$ - \$	321 \$	1,236 \$	- \$	321 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,
Boundary Amendment Expenses	\$ 3,944 \$	9,138 \$	8,625 \$	2,472 \$	1,011 \$	11,987 \$	2,029 \$	2,760 \$	- \$	- \$	- \$	- \$	41,
Other Current Charges	\$ 38 \$	38 \$	38 \$	38 \$	40 \$	41 \$	41 \$	41 \$	- \$	- \$	- \$	- \$	
Office Supplies	\$ 0 \$	3 \$	0 \$	0 \$	6 \$	3 \$	0 \$	0 \$	- \$	- \$	- \$	- \$	
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total General & Administrative	\$ 14,905 \$	14,231 \$	14,166 \$	10,591 \$	7,586 \$	21,322 \$	7,373 \$	9,730 \$	- \$	- \$	- \$	- \$	99,
Operations & Maintenance													
Playground Lease	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Field Contingency	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Operations & Maintenance	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Expenditures	\$ 14,905 \$	14,231 \$	14,166 \$	10,591 \$	7,586 \$	21,322 \$	7,373 \$	9,730 \$	- \$	- \$	- \$	- \$	99

### **Community Development District**

Long Term Debt Report

#### Series 2024, Special Assessment Revenue Bonds

Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance 4.700%, 5.500%, 5.800%% 5/1/2054 Maximum Annual Debt Service \$1,330,790 \$1,330,790

Bonds Outstanding - 3/14/24

**Current Bonds Outstanding** 

\$19,165,000

\$19,165,000