

*Hamilton Bluff
Community Development District*

Meeting Agenda

August 28, 2024

AGENDA

Hamilton Bluff

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 21, 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, August 28, 2024**, at **9:45 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/82469611470>

Call-In Information: 1-646-876-9923

Meeting ID: 824 6961 1470

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation of Eric Lavoie
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-11 Appointing an Assistant Secretary
4. Approval of Minutes of the July 24, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2024-08 Second Amending Resolution Amending and Supplementing Resolutions 2022-38 and 2024-01 Regarding the Authorization of the Boundary Amendment
6. Consideration of Resolution 2024-10 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: September 25, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2024/2024 Budget and Imposition of Operations and Maintenance Assessments
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

August 21, 2024

Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

To Whom It May Concern,

I would like to give my resignation to the Board of Supervisors for the following districts, effective immediately:

- Eden Hills Community Development District
- Forest Lake Community Development District
- Hamilton Bluff Community Development District
- Hammock Reserve Community Development District
- Scenic Highway Community Development District
- VillaMar Community Development District
- West Side Haines City Community Development District

Thank you,



Eric Lavoie

SECTION D

RESOLUTION NO. 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint Assistant Secretaries.

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

SECTION 1. _____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED this 28th day of August 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, **July 24, 2024**, at 9:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk	Vice Chairperson
Bobbie Henley	Assistant Secretary
Eric Lavoie	Assistant Secretary
Lindsey Roden	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the July 24, 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

Organizational Matters

A. Acceptance of Resignation of Jessica Kowalski

Ms. Burns asked for a motion to approve Ms. Kowalski's resignation.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Accepting the Resignation of Jessica Kowalski, was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked for a nomination to fill the vacant seat. Ms. Henley nominated Lindsey Roden.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Appointment to Fill Vacant Board Seat #5 with Lindsey Roden, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Ms. Roden.

D. Consideration of Resolution 2024-07 Appointing an Assistant Secretary

Ms. Burns stated that this resolution will appoint Ms. Roden an Assistant Secretary.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Resolution 2024-07 Appointing an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the May 22, 2024,
Board of Supervisors Meeting**

Ms. Burns asked for any comments or corrections.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Minutes of the May 22, 2024, Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns asked for a motion to open the public hearing.

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

Ms. Burns stated there were no members of the public present to provide comments. She asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing was approved.

i. Consideration of Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated the budget included is developer funded. She noted that this resolution would levy the debt assessments and certify them for collection.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Reconsidering Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget with Direction to Table the Budget Resolution, was approved.

ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement

Ms. Burns stated this Funding Agreement is with GLK Hamilton Bluff.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns stated the monthly Board meetings will be held on the first Tuesday of the month at 9:45 a.m.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2024-09 Designation of a Regular Monthly Meeting date, Time, and Location for Fiscal Year 2024/2025, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns stated this will meet all the statutory requirements that are in place.

On MOTION by Ms. Roden, seconded by Ms. Henley with all in favor, the Adoption of Goals and Objectives for the District, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns reviewed the audit report for Fiscal Year 2023. She noted that it was a clean audit and there were no findings.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Fiscal Year 2023 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Ratification of Phase 1 and Phase 2 Conveyance Documents

Ms. Burns stated these documents were already executed; they just need ratification from the Board.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Phase 1 and Phase 2 Conveyance Documents, were ratified.

TENTH ORDER OF BUSINESS

Rejection of Bids for Eagle Landing Phase 2 Project and Authorizing Staff to Send Out Notice to Bidders

Ms. Burns stated the District engineer already notified the bidders, but the Board has not yet acted.

On MOTION by Ms. Roden, seconded by Mr. Lavoie, with all in favor, the Rejection of Bids for Eagle Landing Phase 2 Project and Authorizing Staff to Send Out Notice to Bidders, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Malave had nothing further to report at this time.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns asked for a motion to approve the check register.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the financial statements and offered to answer any questions from the Board.

TWELTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Request and Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTION NOS. 2022-38 AND 2024-01 DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE TOWN OF LAKE HAMILTON, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District presently consists of approximately 266 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolution Nos. 2022-38 and 2024-01 (the "Boundary Amendment Resolutions"), authorizing an amendment to the District's boundaries; and

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

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

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

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

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

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

SECTION 2. The Boundary Amendment Resolutions are hereby amended and supplemented by this Resolution No. 2024-08 to include the revised additional lands described in Exhibit A.

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

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

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

PASSED AND ADOPTED this 28th day of August 2024.

ATTEST:

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Boundary Amendment Parcels

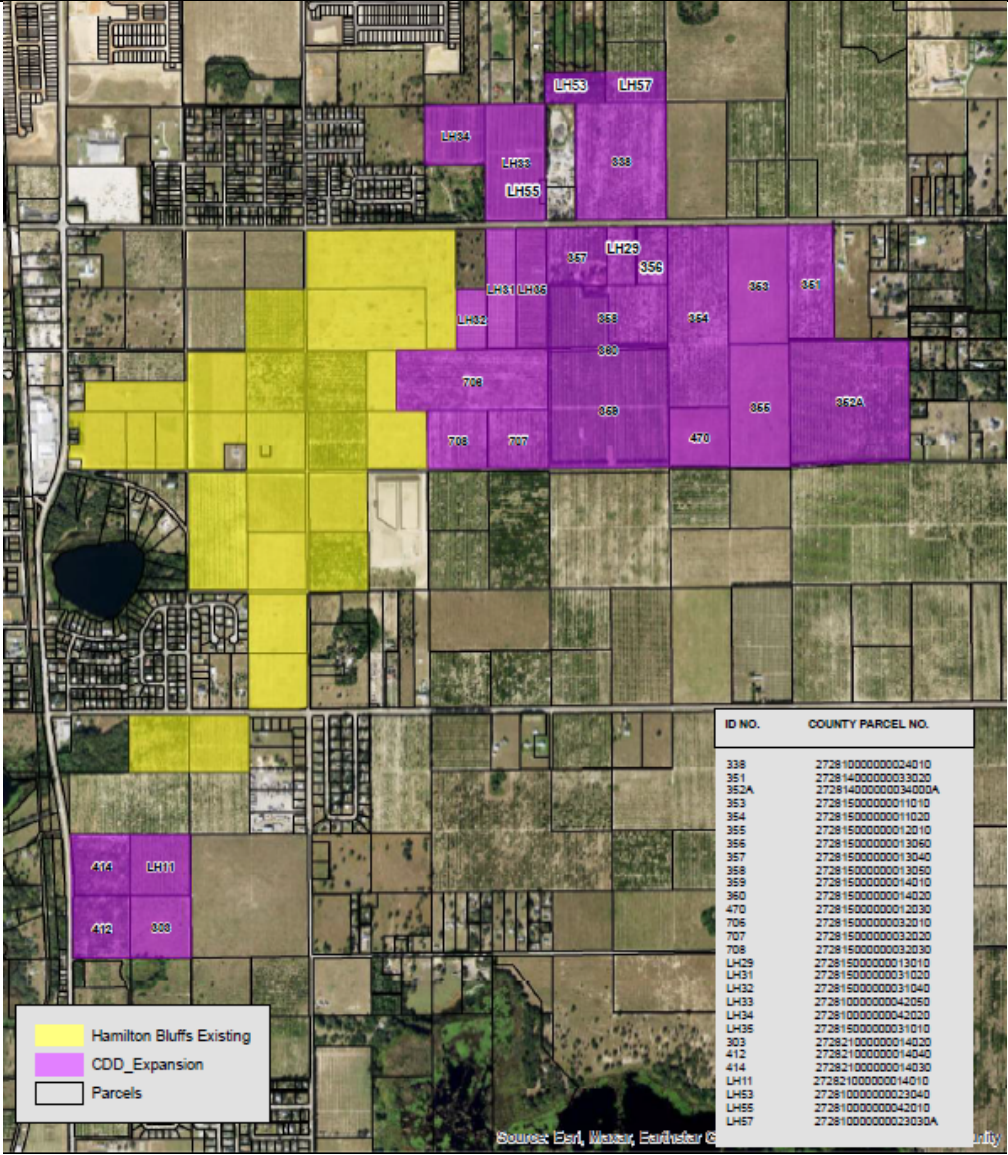
EXHIBIT A
Boundary Amendment Parcels

OVERLOOK AT HAMILTON BLUFF	
MAP ID	Parcel ID
338	272810-000000-024010
351	272814-000000-033020
352A	272814-000000-034000A
353	272815-000000-011010
354	272815-000000-011020
355	272815-000000-012010
356	272815-000000-013060
357	272815-000000-013040
358	272815-000000-013050
359	272815-000000-014010
360	272815-000000-014020
470	272815-000000-012030
706	272815-000000-032010
707	272815-000000-032020
708	272815-000000-032030
LH29	272815-000000-013010
LH31	272815-000000-031020
LH32	272815-000000-031040
LH33	272810-000000-042050
LH34	272810-000000-042020
LH35	272815-000000-031010
LH53	272810-000000-023040
LH55	272810-000000-042010
LH57	272810-000000-023030A

{PARCEL DESCRIPTIONS CONTINUE ON NEXT PAGE}

BROOK HOLLOW PHASE 2

MAP ID	Parcel ID
303	272821-000000-014020
412	272821-000000-014040
414	272821-000000-014030
LH11	272821-000000-014010



SECTION VI

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hamilton Bluff Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” 219 E. Livingston Street Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in October of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, September 25, 2024
HOUR: 9:45 A.M.
LOCATION: 346 East Central Avenue
Winter Haven, Florida 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager has submitted a copy of the Proposed Budget to the Town of Lake Hamilton and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF AUGUST 2024.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Hamilton Bluff
Community Development District

Proposed Budget
FY2025



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Hamilton Bluff

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					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 555,750
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	\$ 212,459	\$ -	\$ 212,459	\$ 555,750
Expenditures					
<i>General & Administrative</i>					
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
<i>Operations & Maintenance</i>					
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
First Quarter Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Operations & Maintenance:	\$ 300,000	\$ -	\$ -	\$ -	\$ 425,000
Total Expenditures	\$ 430,750	\$ 99,903	\$ 38,575	\$ 138,478	\$ 555,750
Excess Revenues/(Expenditures)	\$ -	\$ 112,556	\$ (38,575)	\$ 73,982	\$ -

Net Assessments	\$555,750
Add: Discounts & Collections 7%	\$41,831
Gross Assessments	\$597,581

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Lennar	151	1.00	151	\$67,404.22	\$446.39	\$479.98
DRB	152	1.00	152	\$67,850.60	\$446.39	\$479.98
GLK	942	1.00	942	\$420,495.18	\$446.39	\$479.98
	1245		1245	\$555,750.00		

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.

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.

Attorney

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.

Annual Audit

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.

Arbitrage

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.

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

Hamilton Bluff

Community Development District

General Fund Budget

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.

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Hamilton Bluff

Community Development District

General Fund Budget

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:

Playground Lease

Represents the estimated cost of leasing playground equipment.

Field Contingency

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

First Quarter Operating Reserve

Represents reserve funds established to cover district expenses for the first quarter of the year.

Hamilton Bluff
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
Revenues					
Assessments	\$ -	\$ -	\$ 672,749	\$ 672,749	\$ 1,330,790
Interest	\$ -	\$ 9,163	\$ 12,218	\$ 21,381	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 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
Other Sources/(Uses)					
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		

Hamilton Bluff
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

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	
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	

Hamilton Bluff
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 VII

SECTION C

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

July 14, 2024 to August 19, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	7/17/24	162	\$	3,584.01
	7/24/24	163-164	\$	3,976.00
	8/1/24	165	\$	1,824.50
	8/8/24	166-171	\$	2,076.52
			\$	11,461.03

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/17/24	00001	7/01/24	33	202407	310-51300-34000				MANAGEMENT FEES - JUL 24	*	2,916.67		
7/01/24		33		202407	310-51300-35200				WEBSITE ADMIN - JUL 24	*	100.00		
7/01/24		33		202407	310-51300-35100				INFORMATION TECH - JUL 24	*	150.00		
7/01/24		33		202407	310-51300-31300				DISSEMINATION - JUL 24	*	416.67		
7/01/24		33		202407	310-51300-51000				OFFICE SUPPLIES	*	.03		
7/01/24		33		202407	310-51300-42000				POSTAGE	*	.64		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,584.01	000162
7/24/24	00015	7/15/24	90103071	202407	310-51300-32200				FY23 AUDIT SERVICES	*	2,950.00		
DIBARTOLOMEO,MCBEE,HARTLEY & BARNES												2,950.00	000163
7/24/24	00014	7/16/24	9763	202406	310-51300-31500				GENERAL COUNSEL - JUN 24	*	1,026.00		
KILINSKI / VAN WYK, PLLC												1,026.00	000164
8/01/24	00014	6/19/24	9575	202405	310-51300-49100				BOUNDARY AMENDMENT FEE	*	1,824.50		
KILINSKI / VAN WYK, PLLC												1,824.50	000165
8/08/24	00011	7/24/24	BH072420	202407	310-51300-11000				SUPERVISOR FEE 07/24/2024	*	200.00		
BOBBIE HENLEY												200.00	000166
8/08/24	00007	7/26/24	22415676	202406	310-51300-31100				ENGINEER SERVICES JUN 24	*	550.00		
DEWBERRY ENGINEERS INC.												550.00	000167
8/08/24	00013	7/24/24	EL072420	202407	310-51300-11000				SUPERVISOR FEE 07/24/2024	*	200.00		
ERIC LAVOIE												200.00	000168
8/08/24	00016	7/31/24	00065842	202407	310-51300-48000				NOT OF FY25 BUDGET	*	726.52		
GANNETT FLORIDA LOCALIQ												726.52	000169
8/08/24	00009	7/24/24	LS072420	202407	310-51300-11000				SUPERVISOR FEE 07/24/2024	*	200.00		
LAUREN SCHWENK												200.00	000170

HAMB HAMILTON BLUFF KCOSTA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/08/24	00024	7/24/24	LR072420 202407 310-51300-11000 SUPERVISOR FEE 07/24/2024	LINDSEY RODEN	*	200.00	200.00 000171
TOTAL FOR BANK A						11,461.03	
TOTAL FOR REGISTER						11,461.03	

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Hamilton Bluff
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 104,229	\$ -	\$ -	\$ 104,229
Investments:				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 4,122,341	\$ 4,122,341
Cost of Issuance	\$ -	\$ -	\$ 95	\$ 95
Reserve	\$ -	\$ 1,330,790	\$ -	\$ 1,330,790
Revenue	\$ -	\$ 268,186	\$ -	\$ 268,186
Total Assets	\$ 104,229	\$ 1,598,976	\$ 4,122,436	\$ 5,825,641
Liabilities:				
Accounts Payable	\$ 3,901	\$ -	\$ -	\$ 3,901
Total Liabilities	\$ 3,901	\$ -	\$ -	\$ 3,901
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 1,598,976	\$ -	\$ 1,598,976
Capital Projects - Series 2024	\$ -	\$ -	\$ 4,122,436	\$ 4,122,436
Unassigned	\$ 100,328	\$ -	\$ -	\$ 100,328
Total Fund Balances	\$ 100,328	\$ 1,598,976	\$ 4,122,436	\$ 5,821,740
Total Liabilities & Fund Balance	\$ 104,229	\$ 1,598,976	\$ 4,122,436	\$ 5,825,641

Hamilton Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Developer Contributions	\$ 430,750	\$ 60,000	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 60,248	\$ 60,248
Lot Closings	\$ -	\$ -	\$ 104,832	\$ 104,832
Total Revenues	\$ 430,750	\$ 60,000	\$ 225,080	\$ 165,080
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,400	\$ 4,600
Engineering	\$ 15,000	\$ 12,500	\$ 5,160	\$ 7,340
Attorney	\$ 25,000	\$ 20,833	\$ 16,352	\$ 4,482
Annual Audit	\$ 2,950	\$ 2,950	\$ 2,950	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 4,167	\$ 1,250	\$ 2,917
Trustee Fees	\$ 4,050	\$ 4,050	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 833	\$ 136	\$ 697
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 833	\$ -	\$ 833
Legal Advertising	\$ 10,000	\$ 8,333	\$ 2,604	\$ 5,729
Boundary Amendment Expenses	\$ -	\$ -	\$ 43,791	\$ (43,791)
Other Current Charges	\$ 5,000	\$ 4,167	\$ 418	\$ 3,748
Office Supplies	\$ 625	\$ 521	\$ 15	\$ 506
Travel Per Diem	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 130,750	\$ 111,979	\$ 115,118	\$ (3,139)
<u>Operations & Maintenance</u>				
Playground Lease	\$ 50,000	\$ 41,667	\$ -	\$ 41,667
Field Contingency	\$ 250,000	\$ 208,333	\$ -	\$ 208,333
Total Operations & Maintenance	\$ 300,000	\$ 250,000	\$ -	\$ 250,000
Total Expenditures	\$ 430,750	\$ 361,979	\$ 115,118	\$ 246,861
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 109,962	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ (9,634)	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 100,328	\$ -

Hamilton Bluff
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 Budget	Projected Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Lot Closings	\$ -	\$ -	\$ 268,013	\$ (268,013)
Interest	\$ -	\$ -	\$ 20,982	\$ (20,982)
Total Revenues	\$ -	\$ -	\$ 288,995	\$ (288,995)
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 288,995	\$ (288,995)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 1,330,790	\$ 1,330,790
Transfer In/(Out)	\$ -	\$ -	\$ (20,809)	\$ 20,809
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,309,981	
Net Change in Fund Balance	\$ -	\$ -	\$ 1,598,976	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,598,976	

Hamilton Bluff

Community Development District

Series 2024 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 174,066	\$ 174,066
Total Revenues	\$ -	\$ -	\$ 174,066	\$ 174,066
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 13,238,500	\$ (13,238,500)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 668,150	\$ (668,150)
Total Expenditures	\$ -	\$ -	\$ 13,906,650	\$ (13,906,650)
Excess (Deficiency) of Revenues over Expenditure:	\$ -	\$ -	\$ (13,732,584)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 17,759,246	\$ 17,759,246
Original Issue Discount	\$ -	\$ -	\$ 74,964	\$ 74,964
Transfer In/(Out)	\$ -	\$ -	\$ 20,809	\$ 20,809
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 17,855,019	\$ 17,855,019
Net Change in Fund Balance	\$ -	\$ -	\$ 4,122,436	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 4,122,436	

Hamilton Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Boundary Amendment Contributions	\$ -	\$ 7,228	\$ 15,934	\$ 9,138	\$ 9,920	\$ 2,189	\$ 3,220	\$ -	\$ 10,796	\$ 1,825	\$ -	\$ -	\$ 60,248
Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,832	\$ -	\$ -	\$ -	\$ -	\$ 104,832
Total Revenues	\$ 20,000	\$ 7,228	\$ 15,934	\$ 29,138	\$ 9,920	\$ 2,189	\$ 23,220	\$ 104,832	\$ 10,796	\$ 1,825	\$ -	\$ -	\$ 225,080
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 1,200	\$ 800	\$ 1,400	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ 5,400
Engineering	\$ 255	\$ 263	\$ -	\$ 1,903	\$ 385	\$ -	\$ -	\$ 1,805	\$ 550	\$ -	\$ -	\$ -	\$ 5,160
Attorney	\$ 1,525	\$ 1,275	\$ 1,097	\$ 1,809	\$ 1,846	\$ 4,717	\$ 2,121	\$ 937	\$ 1,026	\$ -	\$ -	\$ -	\$ 16,352
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950	\$ -	\$ -	\$ 2,950
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ 29,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 1	\$ 27	\$ 3	\$ 3	\$ 11	\$ 7	\$ 15	\$ 4	\$ 65	\$ 1	\$ -	\$ -	\$ 136
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 321	\$ 1,236	\$ -	\$ 321	\$ -	\$ -	\$ -	\$ -	\$ 727	\$ -	\$ -	\$ 2,604
Boundary Amendment Expenses	\$ 3,944	\$ 9,138	\$ 8,625	\$ 2,472	\$ 1,011	\$ 11,987	\$ 2,029	\$ 4,585	\$ -	\$ -	\$ -	\$ -	\$ 43,791
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 41	\$ 41	\$ 41	\$ 40	\$ 62	\$ -	\$ -	\$ 418
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 6	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 14,905	\$ 14,231	\$ 14,166	\$ 10,591	\$ 7,586	\$ 21,322	\$ 7,373	\$ 11,554	\$ 5,267	\$ 8,123	\$ -	\$ -	\$ 115,118
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	\$ 11,554	\$ 5,267	\$ 8,123	\$ -	\$ -	\$ 115,118
Excess (Deficiency) of Revenues over Expenditures	\$ 5,095	\$ (7,004)	\$ 1,767	\$ 18,547	\$ 2,334	\$ (19,133)	\$ 15,847	\$ 93,278	\$ 5,529	\$ (6,298)	\$ -	\$ -	\$ 109,962

Hamilton Bluff
Community Development District
Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.700%, 5.500%, 5.800%%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$1,330,790	
Reserve Fund Balance	\$1,330,790	
Bonds Outstanding - 3/14/24		\$19,165,000
Current Bonds Outstanding		\$19,165,000