

*Hamilton Bluff
Community Development District*

Meeting Agenda

September 25, 2024

AGENDA

Hamilton Bluff

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 18, 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, September 25, 2024, at 9:45 AM** at **346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/82148541671>

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

Meeting ID: 821 4854 1671

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 28, 2024 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
 - i. Consideration of Resolution 2024-12 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2024-13 Imposing Special Assessments and Certifying an Assessment Roll
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Authorization 2025-01 for District Engineering Services
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
HAMILTON BLUFF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hamilton Bluff Community Development District was held on Wednesday, **August 28, 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
Emily Cassidy	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer , Dewberry

The following is a summary of the discussions and actions taken at the August 28, 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. Four 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 Eric Lavoie

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

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Eric Lavoie, was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Burns asked for a nomination to fill the vacant seat. Ms. Henley nominated Emily Cassidy.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Appointment of Emily Cassidy to Fill Vacant Board Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Ms. Cassidy at this time.

D. Consideration of Resolution 2024-11 Appointing an Assistant Secretary

Ms. Burns stated that Resolution 2024-11 will appoint Emily Cassidy as an Assistant Secretary.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2024-11 Appointing an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 24, 2024,
Board of Supervisors Meeting**

Ms. Burns asked for any comments or corrections.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the July 24, 2024, Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Second Amending Resolution Amending a
Supplementing Resolutions 2022-38 and
2024-01 Regarding the Authorization of
the Boundary Amendment**

Ms. Burns stated this resolution authorizes staff to file the boundary amendment.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2024-08 Second Amending Resolution Amending a Supplementing Resolutions 2022-38 and 2024-01 Regarding the Authorization of the Boundary Amendment, was approved in substantial form.

SIXTH ORDER OF BUSINESS

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 2024/2025 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns stated they must levy assessments to the landowners. The Public Hearing will be set on September 25th.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Resolution 2024-10 Approving the Proposed Fiscal Year 2024/2025 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2024/2025 Budget and Imposition of Operations and Maintenance Assessments for September 25, 2024, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated they are waiting to file the amended petition.

B. Engineer

Mr. Malave had nothing further to report.

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. Henley, seconded by Ms. Roden, 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.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Request and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2024-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS 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 (15th) day in June 2024, submitted to the Board of Supervisors (“**Board**”) of the Hamilton Bluff Community Development District (“**District**”) proposed budgets (“**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 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared 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 two (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 by the levy of assessments and/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	\$ _____
DEBT SERVICE FUND (SERIES 2024)	\$ _____
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 sixty (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 2 years.

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

PASSED AND ADOPTED THIS 25TH DAY OF SEPTEMBER 2024.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2024/2025 Budget

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 8/31/24	Projected Next 1 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 555,750
Developer Contributions	\$ 430,750	\$ 60,000	\$ -	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ 67,119	\$ 9,880	\$ 76,999	\$ -
Lot Closings	\$ -	\$ 104,832	\$ -	\$ 104,832	\$ -
Total Revenues	\$ 430,750	\$ 231,951	\$ 9,880	\$ 241,831	\$ 555,750
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 1,000	\$ 7,200	\$ 12,000
Engineering	\$ 15,000	\$ 7,540	\$ 2,000	\$ 9,540	\$ 10,000
Attorney	\$ 25,000	\$ 22,697	\$ 3,500	\$ 26,197	\$ 25,000
Annual Audit	\$ 2,950	\$ 2,950	\$ -	\$ 2,950	\$ 2,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 417	\$ 2,917	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 32,083	\$ 2,917	\$ 35,000	\$ 38,000
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 1,100	\$ 100	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 179	\$ 50	\$ 229	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,000
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ 500
Legal Advertising	\$ 10,000	\$ 2,604	\$ 2,000	\$ 4,604	\$ 10,000
Boundary Amendment Expenses	\$ -	\$ 50,662	\$ 8,000	\$ 58,662	\$ -
Other Current Charges	\$ 5,000	\$ 481	\$ 100	\$ 581	\$ 6,850
Office Supplies	\$ 625	\$ 18	\$ 5	\$ 23	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 130,750	\$ 136,039	\$ 20,288	\$ 156,327	\$ 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	\$ 136,039	\$ 20,288	\$ 156,327	\$ 555,750
Excess Revenues/(Expenditures)	\$ -	\$ 95,913	\$ (10,408)	\$ 85,504	\$ -

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 08/31/24	Projected Next 1 Months	Projected Thru 09/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ 268,013	\$ 404,737	\$ 672,749	\$ 1,330,790
Interest	\$ -	\$ 28,089	\$ 6,900	\$ 34,989	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 691,675
Total Revenues	\$ -	\$ 296,102	\$ 411,637	\$ 707,738	\$ 2,022,465
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)	\$ (6,900)	\$ (16,063)	\$ -
Total Other Sources/(Uses)	\$ -	\$ 1,321,627	\$ (6,900)	\$ 1,314,727	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 1,617,728	\$ 404,737	\$ 2,022,465	\$ 546,258

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 B

SECTION 1

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hamilton Bluff Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budgets (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B;**” and to directly collect the special assessments as identified in the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Direct Bill Assessments. The operations and maintenance special assessments, and previously levied debt service special assessments, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** The debt service special assessments directly collected by the District are due in full on October 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 61% percent shall be payable no later than March 15, 2025, and the remaining 39% paid no later than September 15, 2025. The operation and maintenance special assessments directly collected by the District are due in full on October 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 25% due no later than October 1, 2024, 50% due no later than December 1, 2024, and 25% due no later than February 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 25TH DAY OF SEPTEMBER 2024.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

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 8/31/24	Projected Next 1 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 555,750
Developer Contributions	\$ 430,750	\$ 60,000	\$ -	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ 67,119	\$ 9,880	\$ 76,999	\$ -
Lot Closings	\$ -	\$ 104,832	\$ -	\$ 104,832	\$ -
Total Revenues	\$ 430,750	\$ 231,951	\$ 9,880	\$ 241,831	\$ 555,750
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 6,200	\$ 1,000	\$ 7,200	\$ 12,000
Engineering	\$ 15,000	\$ 7,540	\$ 2,000	\$ 9,540	\$ 10,000
Attorney	\$ 25,000	\$ 22,697	\$ 3,500	\$ 26,197	\$ 25,000
Annual Audit	\$ 2,950	\$ 2,950	\$ -	\$ 2,950	\$ 2,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 417	\$ 2,917	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 32,083	\$ 2,917	\$ 35,000	\$ 38,000
Information Technology	\$ 1,800	\$ 1,650	\$ 150	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 1,100	\$ 100	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 179	\$ 50	\$ 229	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,000
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ 500
Legal Advertising	\$ 10,000	\$ 2,604	\$ 2,000	\$ 4,604	\$ 10,000
Boundary Amendment Expenses	\$ -	\$ 50,662	\$ 8,000	\$ 58,662	\$ -
Other Current Charges	\$ 5,000	\$ 481	\$ 100	\$ 581	\$ 6,850
Office Supplies	\$ 625	\$ 18	\$ 5	\$ 23	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 130,750	\$ 136,039	\$ 20,288	\$ 156,327	\$ 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	\$ 136,039	\$ 20,288	\$ 156,327	\$ 555,750
Excess Revenues/(Expenditures)	\$ -	\$ 95,913	\$ (10,408)	\$ 85,504	\$ -

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 08/31/24	Projected Next 1 Months	Projected Thru 09/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ 268,013	\$ 404,737	\$ 672,749	\$ 1,330,790
Interest	\$ -	\$ 28,089	\$ 6,900	\$ 34,989	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 691,675
Total Revenues	\$ -	\$ 296,102	\$ 411,637	\$ 707,738	\$ 2,022,465
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)	\$ (6,900)	\$ (16,063)	\$ -
Total Other Sources/(Uses)	\$ -	\$ 1,321,627	\$ (6,900)	\$ 1,314,727	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 1,617,728	\$ 404,737	\$ 2,022,465	\$ 546,258

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

**Hamilton Bluff CDD
FY 25 Assessment Roll**

Direct Billing

PARCEL ID	ACREAGE	O&M	Series 2024 Debt
272815000000033010	29.40	112,274.19	\$268,852.46
272815000000033020	20.52	78,361.73	\$187,645.48
272815000000034010	9.81	37,467.25	\$89,719.31
272815000000034020	5.01	19,140.21	\$45,833.27
272815000000034040	9.74	37,204.09	\$89,089.14
272815000000034050	9.49	36,250.75	\$86,806.26
272816823000037010	9.55	36,469.99	\$87,331.25
272816823000037020	9.55	36,469.99	\$87,331.25
272816823000037031	7.83	29,887.86	\$71,569.66
272816823000037041	9.28	35,432.61	\$84,847.15
272816823000037042	0.27	1,032.03	\$2,471.29
272816823000038040	9.89	37,778.54	\$90,464.73
272816823000040012	8.12	31,010.79	\$74,258.64
272816823000040035	8.46	32,330.43	\$77,418.64
272816823000040041	4.77	18,232.32	\$43,659.22
272816823000040042	4.77	18,232.32	\$43,659.22
Total Gross Assessments	156.45	\$597,575.10	\$1,430,956.99
Total Net Assessments		\$555,744.84	\$1,330,790.00

SECTION V

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 13, 2024

Ms. Jillian Burns, District Manager
Hamilton Bluff Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2025-1
Hamilton Bluff Community Development District
District Engineering Services
City of Winter Haven, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Hamilton Bluff Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Hamilton Bluff Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jillian Burns
Hamilton Bluff CDD
Work Authorization #2025-1
September 13, 2024

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\Hamilton Bluff CDD_50151874\Adm\Correspondence\AAS\Hamilton Bluff CDD District Engineering Services_09-13-2024

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Hamilton Bluff Community Development District

Date: _____

SECTION C

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

August 20, 2024 to September 18, 2024

Bank	Date	Check No.'s		Amount
General Fund				
	8/21/24	172-173	\$	7,734.28
	8/29/24	174	\$	1,552.50
	9/4/24	175-178	\$	800.00
	9/5/24	179	\$	223,553.70
	9/11/24	180-181	\$	3,900.60
	9/12/24	182-185	\$	111,078.80
			\$	348,619.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/21/24	00001	8/01/24	34	202408	310-51300-34000				MANAGEMENT FEES - AUG 24	*	2,916.67		
8/01/24		8/01/24	34	202408	310-51300-35200				WEBSITE ADMIN - AUG 24	*	100.00		
8/01/24		8/01/24	34	202408	310-51300-35100				INFORMATION TECH - AUG 24	*	150.00		
8/01/24		8/01/24	34	202408	310-51300-31300				DISSEMINATION - AUG 24	*	416.67		
8/01/24		8/01/24	34	202408	310-51300-51000				OFFICE SUPPLIES	*	2.62		
8/01/24		8/01/24	34	202408	310-51300-42000				POSTAGE	*	43.01		
8/01/24		8/01/24	34A	202403	310-51300-31300				DISSEMINATION - MAR 24	*	416.67		
8/01/24		8/01/24	34B	202404	310-51300-31300				DISSEMINATION - APR 24	*	416.67		
GOVERNMENTAL MANAGEMENT SERVICES-CF												4,462.31	000172
8/21/24	00014	8/15/24	10106	202407	310-51300-31500				GENERAL COUNSEL - AUG 24	*	3,271.97		
KILINSKI / VAN WYK, PLLC												3,271.97	000173
8/29/24	00007	4/24/24	22405493	202403	310-51300-31100				ENGINEER SERVICES MAR24	*	1,552.50		
DEWBERRY ENGINEERS INC.												1,552.50	000174
9/04/24	00011	8/28/24	BH082820	202408	310-51300-11000				SUPERVISOR FEE 08/28/24	*	200.00		
BOBBIE HENLEY												200.00	000175
9/04/24	00025	8/28/24	EC082820	202408	310-51300-11000				SUPERVISOR FEE 08/28/24	*	200.00		
EMILY J CASSIDY												200.00	000176
9/04/24	00009	8/28/24	LS082820	202408	310-51300-11000				SUPERVISOR FEE 08/28/24	*	200.00		
LAUREN SCHWENK												200.00	000177
9/04/24	00024	8/28/24	LR082820	202408	310-51300-11000				SUPERVISOR FEE 08/28/24	*	200.00		
LINDSEY RODEN												200.00	000178
9/05/24	00021	8/25/24	PAYAPP#8 031 FR#7	202408	300-20700-10200					*	223,553.70		
TUCKER PAVING, INC.												223,553.70	000179

HAMB HAMILTON BLUFF KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/24	00007	8/30/24	22419101	202407	310	51300	31100		ENGINEER SERVICES JUL24 DEWBERRY ENGINEERS INC.	*	827.50	827.50	000180
9/11/24	00014	9/10/24	10222	202408	310	51300	31500		GENERAL COUNSEL - AUG 24 KILINSKI / VAN WYK, PLLC	*	3,073.10	3,073.10	000181
9/12/24	00017	8/26/24	3020938	202409	300	20700	10200		031 FR#8 BARNEY'S PUMPS, INC.	*	55,510.00	55,510.00	000182
9/12/24	00026	8/14/24	V437525	202409	300	20700	10200		031 FR#8 CORE & MAIN LP	*	47,886.48	47,886.48	000183
9/12/24	00007	4/26/24	22405491	202409	300	20700	10200		031 FR#8 DEWBERRY ENGINEERS INC.	*	2,900.00	2,900.00	000184
9/12/24	00027	7/18/24	37418500	202409	300	20700	10200		031 FR#8 OLDCASTLE INFRASTRUCTURE	*	4,782.32	4,782.32	000185
TOTAL FOR BANK A											348,619.88		
TOTAL FOR REGISTER											348,619.88		

HAMB HAMILTON BLUFF KCOSTA

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
August 31, 2024



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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 314,533	\$ -	\$ -	\$ 314,533
Due from Developer	\$ 6,871	\$ -	\$ -	\$ 6,871
Investments:				
<i>Series 2024</i>				
Cost of Issuance	\$ -	\$ -	\$ 95	\$ 95
Reserve	\$ -	\$ 1,330,790	\$ -	\$ 1,330,790
Revenue	\$ -	\$ 269,377	\$ -	\$ 269,377
Total Assets	\$ 321,404	\$ 1,600,167	\$ 95	\$ 1,921,667
Liabilities:				
Accounts Payable	\$ 235,126	\$ -	\$ -	\$ 235,126
Total Liabilities	\$ 235,126	\$ -	\$ -	\$ 235,126
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 1,600,167	\$ -	\$ 1,600,167
Capital Projects - Series 2024	\$ -	\$ -	\$ 95	\$ 95
Unassigned	\$ 86,279	\$ -	\$ -	\$ 86,279
Total Fund Balances	\$ 86,279	\$ 1,600,167	\$ 95	\$ 1,686,541
Total Liabilities & Fund Balance	\$ 321,404	\$ 1,600,167	\$ 95	\$ 1,921,667

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Developer Contributions	\$ 430,750	\$ 60,000	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 67,119	\$ 67,119
Lot Closings	\$ -	\$ -	\$ 104,832	\$ 104,832
Total Revenues	\$ 430,750	\$ 60,000	\$ 231,951	\$ 171,951
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,200	\$ 4,800
Engineering	\$ 15,000	\$ 13,750	\$ 7,540	\$ 6,210
Attorney	\$ 25,000	\$ 22,917	\$ 22,697	\$ 220
Annual Audit	\$ 2,950	\$ 2,950	\$ 2,950	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 4,583	\$ 2,500	\$ 2,083
Trustee Fees	\$ 4,050	\$ 4,050	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ -
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 1,000	\$ 917	\$ 179	\$ 737
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 917	\$ -	\$ 917
Legal Advertising	\$ 10,000	\$ 9,167	\$ 2,604	\$ 6,562
Boundary Amendment Expenses	\$ -	\$ -	\$ 50,662	\$ (50,662)
Other Current Charges	\$ 5,000	\$ 4,583	\$ 481	\$ 4,103
Office Supplies	\$ 625	\$ 573	\$ 18	\$ 555
Travel Per Diem	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 130,750	\$ 121,365	\$ 136,039	\$ (14,674)
<u>Operations & Maintenance</u>				
Playground Lease	\$ 50,000	\$ 45,833	\$ -	\$ 45,833
Field Contingency	\$ 250,000	\$ 229,167	\$ -	\$ 229,167
Total Operations & Maintenance	\$ 300,000	\$ 275,000	\$ -	\$ 275,000
Total Expenditures	\$ 430,750	\$ 396,365	\$ 136,039	\$ 260,326
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 95,913	
Fund Balance - Beginning	\$ -		\$ (9,634)	
Fund Balance - Ending	\$ -		\$ 86,279	

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 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Lot Closings	\$ -	\$ -	\$ 268,013	\$ (268,013)
Interest	\$ -	\$ -	\$ 28,089	\$ (28,089)
Total Revenues	\$ -	\$ -	\$ 296,102	\$ (296,102)
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 296,102	\$ (296,102)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 1,330,790	\$ 1,330,790
Transfer In/(Out)	\$ -	\$ -	\$ (26,724)	\$ 26,724
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,304,066	
Net Change in Fund Balance	\$ -	\$ -	\$ 1,600,167	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,600,167	

Hamilton Bluff

Community Development District

Series 2024 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 223,554	\$ 223,554
Interest	\$ -	\$ -	\$ 204,868	\$ 204,868
Total Revenues	\$ -	\$ -	\$ 428,421	\$ 428,421
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 17,621,111	\$ (17,621,111)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 668,150	\$ (668,150)
Total Expenditures	\$ -	\$ -	\$ 18,289,261	\$ (18,289,261)
Excess (Deficiency) of Revenues over Expenditures:	\$ -	\$ -	\$ (17,860,839)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 17,759,246	\$ 17,759,246
Original Issue Discount	\$ -	\$ -	\$ 74,964	\$ 74,964
Transfer In/(Out)	\$ -	\$ -	\$ 26,724	\$ 26,724
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 17,860,934	\$ 17,860,934
Net Change in Fund Balance	\$ -	\$ -	\$ 95	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 95	

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	\$ 6,871	\$ -	\$ 67,119
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	\$ 6,871	\$ -	\$ 231,951
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 1,200	\$ 800	\$ 1,400	\$ -	\$ 600	\$ -	\$ 800	\$ 800	\$ -	\$ 6,200
Engineering	\$ 255	\$ 263	\$ -	\$ 1,903	\$ 385	\$ 1,553	\$ -	\$ 1,805	\$ 550	\$ 828	\$ -	\$ -	\$ 7,540
Attorney	\$ 1,525	\$ 1,275	\$ 1,097	\$ 1,809	\$ 1,846	\$ 4,717	\$ 2,121	\$ 937	\$ 1,026	\$ 3,272	\$ 3,073	\$ -	\$ 22,697
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950	\$ -	\$ -	\$ 2,950
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 1	\$ 27	\$ 3	\$ 3	\$ 11	\$ 7	\$ 15	\$ 4	\$ 65	\$ 1	\$ 43	\$ -	\$ 179
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	\$ 3,038	\$ 3,833	\$ -	\$ -	\$ 50,662
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 41	\$ 41	\$ 41	\$ 40	\$ 62	\$ 62	\$ -	\$ 481
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 6	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 14,905	\$ 14,231	\$ 14,166	\$ 10,591	\$ 7,586	\$ 23,291	\$ 7,789	\$ 11,554	\$ 8,305	\$ 16,056	\$ 7,564	\$ -	\$ 136,039
Operations & Maintenance													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 14,905	\$ 14,231	\$ 14,166	\$ 10,591	\$ 7,586	\$ 23,291	\$ 7,789	\$ 11,554	\$ 8,305	\$ 16,056	\$ 7,564	\$ -	\$ 136,039
Excess (Deficiency) of Revenues over Expenditures	\$ 5,095	\$ (7,004)	\$ 1,767	\$ 18,547	\$ 2,334	\$ (21,102)	\$ 15,431	\$ 93,278	\$ 2,491	\$ (14,231)	\$ (693)	\$ -	\$ 95,913

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