

*Hamilton Bluff  
Community Development District*

*Meeting Agenda*

*May 6, 2025*

# AGENDA

# *Hamilton Bluff*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

April 29, 2025

### **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 **Tuesday, May 6, 2025 at 9:45 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/85032869473>

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

**Meeting ID:** 850 3286 9473

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 1, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-08 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 5, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters—0
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

# 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 **Tuesday, April 1, 2025**, at 9:47 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk *by Zoom*  
Bobbie Henley  
Lindsey Roden  
Emily Cassidy

Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Roy Van Wyk  
Meredith Hammock *by Zoom*  
Rey Malave *by Zoom*  
Chace Arrington *by Zoom*  
Joey Duncan *by Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry  
District Engineer, Dewberry  
District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the April 1, 2025 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 at 9:47 a.m. 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 or via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 4, 2025, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 4, 2025, Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Minutes from the February 4, 2025 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearings**

##### **A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Lands**

Ms. Burns asked for a motion to open the public hearing. She stated that the public hearing had been advertised in the paper and a mailed notice was sent to property owners within the area. Ms. Burns noted that they had their presentation of the amended and restated engineer's report that had been revised on January 28, 2025. Ms. Burns stated that she would turn it over to Mr. Malave.

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

##### **i. Presentation of Amended and Restated Engineer's Report Revised January 28, 2025**

Mr. Malave stated that this was their Engineer's report, which had been amended and restated as described in the first exhibits and table. Mr. Malave stated they had a total number of units of 3,088, with the acreage shown in Table 2. In addition to all the permits that had been obtained and the cost estimate, which was for all the improvements as shown in Table 9, that was broken down by the existing Phases and the expansion Phases for each one, with a total for all of them being \$148,421,578 for all the developments. He added that they believed those costs were adequate to build the infrastructure as described, and they submitted their revised engineer's report. Mr. Malave said that he could answer questions that anyone might have.

Mr. Van Wyk stated that they had discussed the increase to Hamilton Bluff Phase 3 at the last meeting. He inquired if the chart reflected the increased costs associated with Phase 3 and the Overlook and Brook Hollow cost estimates.

Mr. Malave stated that it was correct, then noted that Phase One and Phase Two were the same as they were initially. He added that they had not altered those.

Mr. Van Wyk asked if the costs outlined for Phase Three and the two new Phases were reasonable for the type of improvements they expected within the District. Mr. Malave stated that it was correct. Mr. Van Wyk asked if they believed there was no reason they couldn't make the improvements outlined in their report. Mr. Malave answered no.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Amended and Restated Engineer's Report Revised January 28, 2025, was approved.

**ii. Presentation of Amended and Restated Master Assessment Methodology Report dated February 4, 2025**

Ms. Burns stated that these allocated benefits were to the properties outlined in the capital improvement plan. She added that the costs for Phase Three and the Boundary Amendment parcels had increased. She noted that it would be supplemental with one or more supplemental assessment methodologies when they issued each series of bonds. Ms. Burns stated she would review the tables. She noted that Table One showed their development plan and outlined the number of units in those Phases. She added that Phase One and Phase Two had not changed. She noted that with Phase Three there were 40 foot and 50 foot lots in Overlook and Brook Hollow, which had a total of 2,318 units in that area. Ms. Burns stated that Table Two showed the cost estimate from the Engineer's Report. He added that they had the total for the expansion area at \$101,601,771, and then in Phase Three, the increased cost was \$25,329,439. Ms. Burns noted that Table Three had shown an estimated bond sizing for Phase Three and the expansion of \$162,170,000. Ms. Burns said the combined total of Phase One and Two hadn't changed. She stated that Table Four showed the improvement cost per unit, and Table Five showed the price per unit on the produced types within Phase Three, the expansion area for the 40-foot lot, was \$63,274. Ms. Burns noted that a single-family 50-foot lot was \$79,092, the maximum debt they could issue on those product types. Ms. Burns stated that Table Six showed the net and gross annual debt assessment per unit. She noted again that Phase One and Phase Two had not changed. Phase Three in the expansion area, the yearly gross debt assessment on the 40-foot lot would be \$4,943, considering that the collection class and early payment discounts should be regarded as when collected on the Polk County tax

bill. Then, she added that the 50-foot lot would cost \$6,178.00 annually. Table Seven showed the preliminary assessment roll, which was broken out, separating Phase One and Phase Two, with Phase Three in the expansion area, where all the property owners who had received the mail notice for the hearing they had that day.

Mr. Van Wyk asked whether it was in Ms. Burns's opinion that the benefit received by the parcels was equal to or less than the burden placed on the parcels by the assessments. Ms. Burns answered yes. Mr. Van Wyk asked if it was Ms. Burns's opinion that the assessments were fair and reasonable. Ms. Burns answered that they were.

On MOTION by Ms. Schwenk, seconded by Ms. Cassidy, with all in favor, the Amended and Restated Master Assessment Methodology Report dated February 4, 2025, was approved.

**iii. Consideration of Resolution 2025-06 Levying Special Assessments on Boundary Amendment Lands**

Ms. Burns stated that this would levy assessments on boundary amendment lands and Phase Three, which had been included in the notice, with the increased amount. Mr. Van Wyk noted that that was correct.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-06 Levying Special Assessments on Boundary Amendment Lands was approved.

**iv. Consideration of Amended and Restated Notice of Master Assessments**

Ms. Burns stated that this would be recorded in the county record so that there would be a notice of the assessment lien placed on the property. Ms. Burns asked for a motion, then there was a second, and the motion passed.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Amended and Restated Notice of Master Assessments, was approved.

Ms. Burns requested a motion to close the public hearing on imposing special assessments.



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

**B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels**

Ms. Burns stated that this public hearing had been advertised in the paper. She asked for a motion to open the public hearing.

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

**i. Consideration of Resolution 2025-07 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Lands**

Ms. Burns stated they had already gone through the process for all the lands currently in the District. Therefore, adding the parcels would allow us to collect assessments. She noted that this resolution would enable the District to collect assessments on the tax bill in those areas when they are ready to do so.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-07 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Lands, was approved.

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

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that this was a reminder about their training.

**B. Engineer**

Mr. Malave had nothing further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns said they would present the preliminary budget at the May meeting. She added that she would have to approve all the check registers included in the package for review. She noted that she would be happy to answer any questions on those. Ms. Burns stated the check register is included in the agenda package for review. She asked for a motion to approve.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements are in the agenda package for review. No action is necessary from the Board.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Request and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS 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, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); 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 2026 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 and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and 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 November of 2025, 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:	Tuesday, August 5, 2025
HOUR:	9:45 a.m.
LOCATION:	The Cassidy Organization 346 East Central Avenue Winter Haven, Florida 33880

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to 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.

*[Signature page follows]*

**PASSED AND ADOPTED THIS 6TH DAY OF MAY 2025.**

ATTEST:

**HAMILTON BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Exhibit A:** Proposed Budget for Fiscal Year 2026

***Hamilton Bluff***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Hamilton Bluff**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Assessments - On Roll	\$ 555,750	\$ 84,479	\$ 311,017	\$ 395,496	\$ 648,637
Boundary Amendment Contributions	\$ -	\$ 34,515	\$ -	\$ 34,515	\$ -
Lot Closings	\$ -	\$ 160,254	\$ -	\$ 160,254	\$ -
<b>Total Revenues</b>	<b>\$ 555,750</b>	<b>\$ 279,249</b>	<b>\$ 311,017</b>	<b>\$ 590,265</b>	<b>\$ 648,637</b>
<b><u>Expenditures</u></b>					
<b><u>General &amp; Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expenditures	\$ -	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 10,000	\$ 2,298	\$ 5,000	\$ 7,298	\$ 10,000
Attorney	\$ 25,000	\$ 13,102	\$ 12,500	\$ 25,602	\$ 25,000
Annual Audit	\$ 2,950	\$ -	\$ 3,000	\$ 3,000	\$ 3,150
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 5,150
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 4,050	\$ -	\$ 4,050	\$ 4,050	\$ 4,500
Management Fees	\$ 38,000	\$ 19,000	\$ 19,000	\$ 38,000	\$ 39,140
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 458	\$ 500	\$ 958	\$ 1,000
Insurance	\$ 6,000	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Copies	\$ 500	\$ 15	\$ 250	\$ 265	\$ 500
Legal Advertising	\$ 10,000	\$ 15,595	\$ -	\$ 15,595	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 27,858	\$ -	\$ 27,858	\$ -
Other Current Charges	\$ 6,850	\$ 491	\$ 654	\$ 1,145	\$ 2,000
Property Taxes	\$ -	\$ 6,657	\$ -	\$ 6,657	\$ -
Office Supplies	\$ 625	\$ 6	\$ 313	\$ 318	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 130,750</b>	<b>\$ 97,637</b>	<b>\$ 56,251</b>	<b>\$ 153,888</b>	<b>\$ 127,937</b>
<b><u>Operations &amp; Maintenance</u></b>					
<b><u>Field Expenditures</u></b>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 200,000	\$ -	\$ -	\$ -	\$ 7,500
First Quarter Operating Reserve	\$ 75,000	\$ -	\$ -	\$ -	\$ -
<b>Total Field Expenditures</b>	<b>\$ 275,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294,500</b>

# Hamilton Bluff

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u><i>Amenity Expenditures</i></u>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 14,500
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Playground Lease	\$ 100,000	\$ -	\$ -	\$ -	\$ 55,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 26,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
<b>Total Amenity Expenditures</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176,200</b>
<u><i>Other Expenditures</i></u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 375,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 520,700</b>
<b>Total Expenditures</b>	<b>\$ 505,750</b>	<b>\$ 97,637</b>	<b>\$ 56,251</b>	<b>\$ 153,888</b>	<b>\$ 648,637</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,000</b>	<b>\$ 181,612</b>	<b>\$ 254,766</b>	<b>\$ 436,378</b>	<b>\$ -</b>

Net Assessments	\$648,637
Add: Discounts & Collections 7%	\$48,822
Gross Assessments	<u>\$697,459</u>

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 & 2	770	1.00	770.00	\$552,601.26	\$717.66	\$771.68
Unplatted - Phase 3	451	0.06	26.04	\$18,685.03	\$41.43	\$44.55
Unplatted - Overlook	1,657	0.06	95.66	\$68,649.86	\$41.43	\$44.55
Unplatted - Brook Hollow	210	0.06	12.12	\$8,700.34	\$41.43	\$44.55
<b>3088</b>			<b>903.82</b>	<b>\$648,636.50</b>		

# **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.

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#### **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.

###### **FICA Expenditures**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

###### **Engineering**

The District's engineer 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 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.

###### **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 2024 bond issuance and anticipates this cost with future bond issuances.

# **Hamilton Bluff**

## **Community Development District**

### **General Fund Budget**

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is contracted with Governmental Management Services – Central FL LLC for its current Series 2024 bond issuance and anticipated bond issuances.

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2024 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 agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

# **Hamilton Bluff**

## **Community Development District**

### **General Fund Budget**

#### Legal Advertising

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

#### Other Current Charges

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

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### 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:**

##### **Field Expenditures**

##### Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

##### Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

##### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

##### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

##### Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

##### Electric

Represents current and estimated electric charges of common areas throughout the District.

# **Hamilton Bluff**

## **Community Development District**

### **General Fund Budget**

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

#### Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

#### **Amenity Expenditures**

##### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

##### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

##### Playground Lease

The District will enter into a leasing agreement for playground installed in the community.

##### Internet

Internet service will be added for use at the Amenity Facilities.

##### Pest Control

Represents estimated cost for pest control treatments to its amenity facilities.

##### Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities.

# **Hamilton Bluff**

## **Community Development District**

### **General Fund Budget**

#### *Amenity Management*

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

#### *Security Services*

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

#### *Pool Maintenance*

Represents the costs of regular cleaning and treatments of the District's pool.

#### *Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

#### *Holiday Décor*

Represents the estimated cost of adding holiday décor to the District's entry monuments.

#### *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

#### **Other Expenditures:**

#### *Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Hamilton Bluff**  
**Community Development District**  
**Proposed Budget**  
**Series 2024 Debt Service Fund**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 1,330,790	\$ 331,135	\$ 388,003	\$ 719,137	\$ 1,330,790
Assessments- Lot Closings	\$ -	\$ 611,653	\$ -	\$ 611,653	\$ -
Interest	\$ -	\$ 38,263	\$ 19,131	\$ 57,394	\$ 28,697
Carry Forward Surplus <sup>(1)</sup>	\$ 691,675	\$ 675,311	\$ -	\$ 675,311	\$ 538,343
<b>Total Revenues</b>	<b>\$ 2,022,465</b>	<b>\$ 1,656,361</b>	<b>\$ 407,134</b>	<b>\$ 2,063,495</b>	<b>\$ 1,897,830</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 672,749	\$ 672,749	\$ -	\$ 672,749	\$ 527,113
Principal - 5/1	\$ 270,000	\$ -	\$ 270,000	\$ 270,000	\$ 280,000
Interest - 5/1	\$ 533,458	\$ -	\$ 533,458	\$ 533,458	\$ 527,113
<b>Total Expenditures</b>	<b>\$ 1,476,207</b>	<b>\$ 672,749</b>	<b>\$ 803,458</b>	<b>\$ 1,476,207</b>	<b>\$ 1,334,225</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (29,815)	\$ (19,131)	\$ (48,946)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (29,815)</b>	<b>\$ (19,131)</b>	<b>\$ (48,946)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 546,258</b>	<b>\$ 953,797</b>	<b>\$ (415,455)</b>	<b>\$ 538,343</b>	<b>\$ 563,605</b>

Interest - 11/1    \$ 520,532.50

<sup>(1)</sup> 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
<b>Total</b>	<b>770</b>	<b>\$1,330,790</b>		



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

Date	Balance	Prinicipal	Interest	Total
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	
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	

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

Date	Balance	Prinicpal	Interest	Total
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
		<b>\$ 18,895,000.00</b>	<b>\$ 20,159,985.00</b>	<b>\$ 39,858,442.50</b>

## SECTION V

# SECTION C

# SECTION 1

# Hamilton Bluff Community Development District

## Summary of Checks

March 25, 2025 to April 28, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	3/26/25	232	\$ 3,566.25
	3/27/25	233	\$ 238,000.00
	3/31/25	234	\$ 347.50
	4/1/25	235	\$ 55,892.24
	4/8/25	236	\$ 14,558.44
	4/15/25	237	\$ 17,031.52
	4/21/25	238-239	\$ 6,396.95
	4/25/25	240-242	\$ 116,857.70
		Total	\$ 452,650.60
Supervisor Fees			
	February 2025		
	Emily J Cassidy	50000	\$ 184.70
	Bobbie J Henley	50001	\$ 184.70
	Lindsey E Roden	50002	\$ 184.70
	Lauren O Schwenk	50003	\$ 184.70
		Total	\$ 738.80
	April 2025		
	Emily J Cassidy	50004	\$ 184.70
	Bobbie J Henley	50005	\$ 184.70
	Lindsey E Roden	50006	\$ 184.70
	Lauren O Schwenk	50007	\$ 184.70
			\$ 738.80

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/30/25	PAGE	1
*** CHECK DATES 03/25/2025 - 04/28/2025 ***														
GENERAL FUND-HAMILTON BLUFF														
BANK A GENERAL FUND														

  

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/26/25	00014	3/18/25 11711	202502 310-51300-31500		*	3,566.25	
		GENERAL COUNSEL - FEB 25					
				KILINSKI VAN WYK PLLC			3,566.25 000232
3/27/25	00034	3/07/25 220569	202503 300-20700-10200		*	238,000.00	
		031 FR#21					
				GREENLAND SERVICES LLC			238,000.00 000233
3/31/25	00007	3/17/25 22440706	202502 310-51300-31100		*	347.50	
		ENGINEER SERVICES FEB25					
				DEWBERRY ENGINEERS INC.			347.50 000234
4/01/25	00021	2/25/25 PAYAPP#1	202503 300-20700-10200		*	55,892.24	
		031 FR#22					
				TUCKER PAVING, INC.			55,892.24 000235
4/08/25	00016	4/01/25 00070378	202503 310-51300-48000		*	12,773.44	
		NOTICE OF PUBLIC HEARING					
		4/01/25 00070378	202503 310-51300-48000		*	1,785.00	
		NOTICE OF PUBLIC HEARING					
				GANNETT FLORIDA LOCALIQ			14,558.44 000236
4/15/25	00018	2/28/25 022426	202504 300-20700-10200		*	17,031.52	
		031 FR#23					
				ABSOLUTE ENGINEERING, INC.			17,031.52 000237
4/21/25	00001	4/01/25 44	202504 310-51300-34000		*	3,166.67	
		MANAGEMENT FEES - APR 25					
		4/01/25 44	202504 310-51300-35200		*	105.00	
		WEBSITE ADMIN - APR 25					
		4/01/25 44	202504 310-51300-35100		*	157.50	
		INFORMATION TECH - APR 25					
		4/01/25 44	202504 310-51300-31300		*	416.67	
		DISSEMINATION - APR 25					
		4/01/25 44	202504 310-51300-51000		*	2.56	
		OFFICE SUPPLIES					
		4/01/25 44	202504 310-51300-42000		*	138.05	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,986.45 000238
4/21/25	00014	4/12/25 11967	202503 310-51300-31500		*	2,410.50	
		GENERAL COUNSEL - MAR 25					
				KILINSKI VAN WYK PLLC			2,410.50 000239
4/25/25	00018	3/31/25 022443	202504 300-20700-10200		*	6,182.07	
		031 FR#24					
				ABSOLUTE ENGINEERING, INC.			6,182.07 000240

  

HAMB HAMILTON BLUFF BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/25/25	00021	3/25/25	PAYAPP#1 202504 300-20700-10200 031 FR#24	TUCKER PAVING, INC.	*	75,569.63	75,569.63 000241
4/25/25	00032	3/31/25	00917732 202504 300-20700-10200 031 FR#24	UNIVERSAL ENGINEERING SCIENCES	*	35,106.00	35,106.00 000242
TOTAL FOR BANK A						452,650.60	
TOTAL FOR REGISTER						452,650.60	

HAMB HAMILTON BLUFF BOH



## SECTION 2

***Hamilton Bluff***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***



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1	<u>Balance Sheet</u>
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5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

**Hamilton Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 332,258	\$ -	\$ -	\$ 332,258
<u><b>Investments:</b></u>				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 960	\$ 960
Interest	\$ -	\$ 96	\$ -	\$ 96
Reserve	\$ -	\$ 1,330,790	\$ -	\$ 1,330,790
Revenue	\$ -	\$ 953,701	\$ -	\$ 953,701
<b>Total Assets</b>	<b>\$ 332,258</b>	<b>\$ 2,284,587</b>	<b>\$ 960</b>	<b>\$ 2,617,805</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 79,027	\$ -	\$ -	\$ 79,027
Retainage Payable	\$ -	\$ -	\$ 749,958	\$ 749,958
<b>Total Liabilities</b>	<b>\$ 79,027</b>	<b>\$ -</b>	<b>\$ 749,958</b>	<b>\$ 828,985</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 2,284,587	\$ -	\$ 2,284,587
Capital Projects - Series 2024	\$ -	\$ -	\$ (748,998)	\$ (748,998)
Unassigned	\$ 253,230	\$ -	\$ -	\$ 253,230
<b>Total Fund Balances</b>	<b>\$ 253,230</b>	<b>\$ 2,284,587</b>	<b>\$ (748,998)</b>	<b>\$ 1,788,820</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 332,258</b>	<b>\$ 2,284,587</b>	<b>\$ 960</b>	<b>\$ 2,617,805</b>

# Hamilton Bluff

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 555,750	\$ 84,479	\$ 84,479	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 160,254	\$ 160,254
Boundary Amendment Contributions	\$ -	\$ -	\$ 34,515	\$ 34,515
<b>Total Revenues</b>	<b>\$ 555,750</b>	<b>\$ 84,479</b>	<b>\$ 279,249</b>	<b>\$ 194,769</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 10,000	\$ 5,000	\$ 2,298	\$ 2,703
Attorney	\$ 25,000	\$ 12,500	\$ 13,102	\$ (602)
Annual Audit	\$ 2,950	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Management Fees	\$ 38,000	\$ 19,000	\$ 19,000	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 458	\$ 42
Insurance	\$ 6,000	\$ 6,000	\$ 5,408	\$ 592
Copies	\$ 500	\$ 250	\$ 15	\$ 235
Legal Advertising	\$ 10,000	\$ 5,000	\$ 15,595	\$ (10,595)
Boundary Amendment Expenses	\$ -	\$ -	\$ 27,858	\$ (27,858)
Other Current Charges	\$ 6,850	\$ 3,425	\$ 491	\$ 2,934
Property Taxes	\$ -	\$ -	\$ 6,657	\$ (6,657)
Office Supplies	\$ 625	\$ 313	\$ 6	\$ 307
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 130,750</b>	<b>\$ 69,738</b>	<b>\$ 97,637</b>	<b>\$ (27,900)</b>
<b><u>Operations &amp; Maintenance</u></b>				
Playground Lease	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Field Contingency	\$ 250,000	\$ 125,000	\$ -	\$ 125,000
First Quarter Operating Reserve	\$ 75,000	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 425,000</b>	<b>\$ 175,000</b>	<b>\$ -</b>	<b>\$ 175,000</b>
<b>Total Expenditures</b>	<b>\$ 555,750</b>	<b>\$ 244,738</b>	<b>\$ 97,637</b>	<b>\$ 147,100</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 181,612</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 71,619</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 253,230</b>	

**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, 2025**

	Adopted	Projected Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Assessments - Direct	\$ 1,330,790	\$ 331,135	\$ 331,135	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 611,653	\$ (611,653)
Interest	\$ -	\$ -	\$ 38,263	\$ (38,263)
<b>Total Revenues</b>	<b>\$ 1,330,790</b>	<b>\$ 331,135</b>	<b>\$ 981,050</b>	<b>\$ (649,916)</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 672,749	\$ 672,749	\$ 672,749	\$ -
Principal - 5/1	\$ 270,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 533,458	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,476,207</b>	<b>\$ 672,749</b>	<b>\$ 672,749</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (145,417)</b>	<b>\$ (341,615)</b>	<b>\$ 308,301</b>	<b>\$ (649,916)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ (29,815)	\$ 29,815
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (29,815)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (145,417)</b>		<b>\$ 278,487</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 691,675</b>		<b>\$ 2,006,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ 546,258</b>		<b>\$ 2,284,587</b>	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ -	\$ -	\$ 3,145,900	\$ 3,145,900
Interest	\$ -	\$ -	\$ 2,434	\$ 2,434
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,148,334</b>	<b>\$ 3,148,334</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 3,607,186	\$ (3,607,186)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,607,186</b>	<b>\$ (3,607,186)</b>
<b>Excess (Deficiency) of Revenues over Expenditure:</b>	<b>\$ -</b>		<b>\$ (458,853)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ 29,815	\$ 29,815
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,815</b>	<b>\$ 29,815</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (429,038)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (319,959)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (748,998)</b>	

**Hamilton Bluff**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Assessments - Direct	\$ 33,702	\$ 33,926	\$ -	\$ -	\$ 16,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,479
Assessments - Lot Closings	\$ -	\$ -	\$ 118,293	\$ -	\$ -	\$ 41,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,254
Boundary Amendment Contributions	\$ -	\$ -	\$ 6,657	\$ 11,436	\$ 10,256	\$ 6,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,515
<b>Total Revenues</b>	<b>\$ 33,702</b>	<b>\$ 33,926</b>	<b>\$ 124,951</b>	<b>\$ 11,436</b>	<b>\$ 27,107</b>	<b>\$ 48,127</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 279,249</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 1,950	\$ -	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,298
Attorney	\$ 1,419	\$ 523	\$ 201	\$ 4,983	\$ 3,566	\$ 2,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,102
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,167	\$ 3,167	\$ 3,167	\$ 3,167	\$ 3,167	\$ 3,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 70	\$ 1	\$ 62	\$ 69	\$ 102	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 458
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ 1,037	\$ -	\$ -	\$ -	\$ -	\$ 14,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,595
Boundary Amendment Expenses	\$ 7,742	\$ 6,459	\$ 7,491	\$ 6,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,858
Other Current Charges	\$ 63	\$ 84	\$ 63	\$ 85	\$ 87	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491
Property Taxes	\$ -	\$ 6,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,657
Office Supplies	\$ 3	\$ 0	\$ -	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 22,262</b>	<b>\$ 17,569</b>	<b>\$ 13,612</b>	<b>\$ 15,149</b>	<b>\$ 7,950</b>	<b>\$ 21,095</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,637</b>
<b><u>Operations &amp; Maintenance</u></b>													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
First Quarter Operating Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 22,262</b>	<b>\$ 17,569</b>	<b>\$ 13,612</b>	<b>\$ 15,149</b>	<b>\$ 7,950</b>	<b>\$ 21,095</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,637</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,441</b>	<b>\$ 16,356</b>	<b>\$ 111,338</b>	<b>\$ (3,713)</b>	<b>\$ 19,158</b>	<b>\$ 27,031</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 181,612</b>



# 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
<b>Current Bonds Outstanding</b>		<b>\$19,165,000</b>

**Hamilton Bluff**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

**DIRECT BILL ASSESSMENTS**

GLK Realm Estate LLC 2025-01		Net Assessments		\$1,221,118.67	\$420,493.83	\$800,624.84
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
	11/1/24		\$210,246.92			
	2/1/25		\$105,123.46			
	3/15/25		\$552,431.14			
	5/1/25		\$105,123.46			
	9/15/25		\$248,193.70			
			<b>\$ 1,221,118.68</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Lennar Homes LLC 2025-02		Net Assessments		\$331,612.61	\$67,404.89	\$264,207.72
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
10/30/24	11/1/24	2329716	\$165,806.31	\$165,806.31	\$33,702.45	\$132,103.86
2/12/25	2/1/25	2383704	\$82,903.15	\$82,903.15	\$16,851.22	\$66,051.93
	5/1/25		\$82,903.15			
			<b>\$ 331,612.61</b>	<b>\$ 248,709.46</b>	<b>\$ 50,553.67</b>	<b>\$ 198,155.79</b>

DRB Group Florida, Inc. 2025-03		Net Assessments		\$333,808.72	\$67,851.28	\$265,957.44
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund	Amt Received Debt Svc Series 2024
11/6/24	11/1/24	DRBFL-00000968	\$166,904.36	\$166,904.36	\$33,925.64	\$132,978.72
	2/1/25		\$83,452.18			
	5/1/25		\$83,452.18			
			<b>\$ 333,808.72</b>	<b>\$ 166,904.36</b>	<b>\$ 33,925.64</b>	<b>\$ 132,978.72</b>

## SECTION 3



April 22, 2025

Samantha Ham – Recording Secretary  
Hamilton Bluff CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Hamilton Bluff Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Hamilton Bluff Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

**PolkElections.gov**

Para asistencia en Español, por favor de llamar al (863) 534-5888