

*Hamilton Bluff
Community Development District*

Meeting Agenda

May 5, 2026

AGENDA

Hamilton Bluff

Community Development District

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

April 28, 2026

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 5, 2026 at 10:00 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/86135111284>

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

Meeting ID: 861 4041 2026

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 7, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: August 4, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—66
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 7, 2026** at 10:03 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 7, 2026, Hamilton Bluff Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:03 a.m. and called roll. Three Supervisors were present in person 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 3, 2026 Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 3, 2026, Board of Supervisors meeting and 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. Hazelrig, with all in favor, the Minutes of the February 3, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Rules & Rates for the District

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

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

i. Consideration of Resolution 2026-04 Adopting Amenity Rules & Rates for the District

Ms. Burns reviewed Resolution 2026-04. She reviewed the standard amenity rules for a planned community, including general policies that apply to all areas, a service animal policy, and specific guidelines for amenities such as the swimming pool, playground, dog park, lakes, and ponds. She noted that the rules also cover facility rental policies, suspension and termination provisions, and associated fees. Ms. Burns noted that a non-resident user fee is set within a range (typically around \$3,000), a rental deposit of \$250 is required, and there is a \$25 replacement fee for lost cards or bounced checks. These rules are designed to ensure consistent management and fair access to the community’s amenities.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-04 Adopting Amenity Rules & Rates for the District, was approved.

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

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

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Duncan had nothing to report.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's report. He reported ongoing landscaping and maintenance activities. Recent work included visits to future landscaping areas, contractor engagement for upkeep, and establishment of new sod, which is now mowed and cleaned. Supplemental pond plantings are being coordinated, and touch-ups for certain plants and entrances are planned. Plant inventory continues, with some replacements needed, especially for tropical plants.

Mr. Tindall stated that progress photos are available on specific pages, and updates were given on insurance additions for playgrounds, infrastructure preparations for the pool, and issues with entrance lighting. Most entrances have lights, but one location awaits completion. The team is monitoring these areas, coordinating as needed, and will propose solutions if unresolved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns reviewed the check register and noted it is in the package for Board review.

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

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements are included in the agenda package and she offered to take any questions. These are for informational purposes; no action was necessary.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing 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 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Tuesday, August 4, 2026
HOUR: 10:00 a.m.
LOCATION: **Offices of PRIME Community Management**
375 Avenue A SE
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the Town of Lake Hamilton and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **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 (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 5TH DAY OF MAY 2026.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Hamilton Bluff
Community Development District

Proposed Budget
FY2027



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Hamilton Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 616,809	\$ 519,513	\$ 1,264	\$ 520,777	\$ 552,600
Assessments - Direct	\$ -	\$ 72,029	\$ 24,010	\$ 96,038	\$ 96,035
Boundary Amendment Contributions	\$ -	\$ -	\$ 154	\$ 154	\$ -
Interest	\$ -	\$ 6,556	\$ 6,000	\$ 12,556	\$ -
Lease Proceeds	\$ -	\$ 225,285	\$ -	\$ 225,285	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 121,431
Total Revenues	\$ 616,809	\$ 823,383	\$ 31,427	\$ 854,809	\$ 770,067
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,200	\$ 6,000	\$ 8,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 168	\$ 459	\$ 627	\$ 918
Engineering	\$ 10,000	\$ 1,875	\$ 3,000	\$ 4,875	\$ 10,000
Attorney	\$ 25,000	\$ 7,429	\$ 9,000	\$ 16,429	\$ 20,000
Annual Audit	\$ 3,150	\$ -	\$ 3,150	\$ 3,150	\$ 3,250
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ 5,408
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,150	\$ 2,575	\$ 2,575	\$ 5,150	\$ 5,408
Disclosure Software	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Trustee Fees	\$ 4,500	\$ 6,532	\$ -	\$ 6,532	\$ 13,063
Management Fees	\$ 39,140	\$ 19,570	\$ 19,570	\$ 39,140	\$ 41,097
Information Technology	\$ 1,947	\$ 974	\$ 974	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 452	\$ 480	\$ 932	\$ 1,000
Insurance	\$ 7,434	\$ 5,602	\$ -	\$ 5,602	\$ 6,162
Copies	\$ 500	\$ 5	\$ 250	\$ 255	\$ 500
Legal Advertising	\$ 5,000	\$ 1,044	\$ 3,956	\$ 5,000	\$ 3,500
Boundary Amendment Expenses	\$ -	\$ 154	\$ -	\$ 154	\$ -
Other Current Charges	\$ 2,000	\$ 127	\$ 270	\$ 397	\$ 1,000
Office Supplies	\$ 625	\$ 9	\$ 313	\$ 322	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 127,937	\$ 57,639	\$ 50,645	\$ 108,283	\$ 130,087
<i>Operations & Maintenance</i>					
<i>Field Expenditures</i>					
Property Insurance	\$ 13,500	\$ 1,732	\$ -	\$ 1,732	\$ 15,000
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 179,072	\$ 91,232	\$ 94,632	\$ 185,864	\$ 235,000
Landscape Replacement	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 50,000
Pond Maintenance	\$ 14,400	\$ 3,600	\$ 7,200	\$ 10,800	\$ 14,400
Streetlights	\$ 55,000	\$ 16,945	\$ 27,000	\$ 43,945	\$ 55,000
Electric	\$ 1,500	\$ 3,609	\$ 5,100	\$ 8,709	\$ 10,000
Water & Sewer	\$ 35,000	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 7,500	\$ 105	\$ 3,750	\$ 3,855	\$ 7,500
General Repairs & Maintenance	\$ 12,500	\$ 2,285	\$ 6,250	\$ 8,535	\$ 12,500
Holiday Décor	\$ 7,500	\$ 7,450	\$ -	\$ 7,450	\$ 7,500
Field Contingency	\$ 7,500	\$ 330	\$ 3,750	\$ 4,080	\$ 7,500
Total Field Expenditures	\$ 360,472	\$ 134,787	\$ 161,182	\$ 295,969	\$ 430,150

Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Amenity Expenditures</i>					
Amenity - Electric	\$ 10,875	\$ -	\$ 3,000	\$ 3,000	\$ 18,000
Amenity - Water	\$ 4,125	\$ -	\$ 2,000	\$ 2,000	\$ 12,000
Playground/Pool Furniture Leases	\$ 41,250	\$ 19,032	\$ 28,720	\$ 47,751	\$ 57,440
Internet	\$ 1,200	\$ -	\$ 200	\$ 200	\$ 1,200
Pest Control	\$ 825	\$ -	\$ 583	\$ 583	\$ 3,500
Janitorial Service	\$ 10,125	\$ -	\$ 3,115	\$ 3,115	\$ 18,690
Amenity Management	\$ 7,500	\$ -	\$ 1,667	\$ 1,667	\$ 10,000
Security Services	\$ 18,000	\$ -	\$ 5,500	\$ 5,500	\$ 33,000
Pool Maintenance	\$ 19,500	\$ -	\$ 6,000	\$ 6,000	\$ 36,000
Amenity Repairs & Maintenance	\$ 7,500	\$ -	\$ 1,667	\$ 1,667	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 1,000	\$ 1,000	\$ 10,000
Capital Outlay	\$ -	\$ 135,713	\$ 89,572	\$ 225,285	\$ -
Total Amenity Expenditures	\$ 128,400	\$ 154,744	\$ 143,024	\$ 297,768	\$ 209,830
Total Operations & Maintenance:	\$ 488,872	\$ 289,531	\$ 304,206	\$ 593,737	\$ 639,980
Total Expenditures	\$ 616,809	\$ 347,170	\$ 354,851	\$ 702,021	\$ 770,067
Excess Revenues/(Expenditures)	\$ -	\$ 476,213	\$ (323,424)	\$ 152,789	\$ -

Net Assessments	\$552,600
Add: Discounts & Collections 7%	\$41,594
Gross Assessments	\$594,194

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 & 2	770	1.00	770.00	\$552,600.05	\$717.66	\$771.68
Unplatted - Phase 3	451	0.05	21.76	\$18,685.03	\$41.43	\$44.55
Unplatted - Overlook	1,657	0.05	79.93	\$68,649.86	\$41.43	\$44.55
Unplatted - Brook Hollow	210	0.05	10.13	\$8,700.34	\$41.43	\$44.55
3088			881.82	\$648,635.28		

Product Type	FY27 Gross Per Unit	FY26 Gross Per Unit	Increase/(Decrease)
Phase 1 & 2	\$771.68	\$727.24	\$44.44
Unplatted - Phase 3	\$44.55	\$44.55	\$0.00
Unplatted - Overlook	\$44.55	\$44.55	\$0.00
Unplatted - Brook Hollow	\$44.55	\$44.55	\$0.00

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.

Carry Forward Surplus

Carry Forward Surplus represents the prior year's ending balance carried forward to fund current-year operations.

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.

Hamilton Bluff

Community Development District

General Fund Budget

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 a future bond issuance.

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 an anticipated bond issuance.

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 an anticipated issuance 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.

Hamilton Bluff

Community Development District

General Fund Budget

Copies

Printing agenda materials 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.

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. The district is currently contracted with Prince & Sons, Inc.

Landscape Replacement

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

Hamilton Bluff

Community Development District

General Fund Budget

Pond Maintenance

Represents the estimated cost of maintenance for the District's ponds. The district is contracted with Prince & Sons, Inc.

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.

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.

Holiday Décor

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

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/Pool Equipment Lease

The District has entered into leasing agreements with Bowprop II, LLC for the purchase of pool equipment and with Rodney Bennett for the purchase of playground equipment for the District amenities.

Hamilton Bluff

Community Development District

General Fund Budget

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.

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.

Contingency

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 1,330,790	\$ 1,327,559	\$ 3,231	\$ 1,330,790	\$ 1,330,790
Interest	\$ 38,717	\$ 21,853	\$ 10,926	\$ 32,779	\$ 16,390
Carry Forward Surplus ⁽¹⁾	\$ 564,819	\$ 549,748	\$ -	\$ 549,748	\$ 560,764
Total Revenues	\$ 1,934,326	\$ 1,899,159	\$ 14,158	\$ 1,913,317	\$ 1,907,943
Expenditures					
Interest - 11/1	\$ 527,113	\$ 527,113	\$ -	\$ 527,113	\$ 520,533
Principal - 5/1	\$ 280,000	\$ -	\$ 280,000	\$ 280,000	\$ 295,000
Interest - 5/1	\$ 527,113	\$ -	\$ 527,113	\$ 527,113	\$ 520,533
Total Expenditures	\$ 1,334,225	\$ 527,113	\$ 807,113	\$ 1,334,225	\$ 1,336,065
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (12,328)	\$ (6,000)	\$ (18,328)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (12,328)	\$ (6,000)	\$ (18,328)	\$ -
Excess Revenues/(Expenditures)	\$ 600,101	\$ 1,359,718	\$ (798,955)	\$ 560,764	\$ 571,878

Interest - 11/1 \$ 513,600.00

⁽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
11/01/26	\$ 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	
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	

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

Date	Balance	Prinicpal	Interest	Total
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
		\$ 18,615,000.00	\$ 19,105,760.00	\$ 38,527,872.50

SECTION V

SECTION C

Hamilton Bluff CDD

Field Management Report

Contracted Services

- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- New park areas have been onboarded following an establishment period.
- Pond diking is current with no reported issues.



In Progress

- The amenity center construction is underway. Some obstacles have been noted as we work to assess for eventual maintenance timelines.
- Summit broadband has indicated they are ready to provide service once ready.
- Drain by Linger Ln corner where sediment accumulated was cleared. The location is being monitored for any repeat occurrence.
- Soliciting electricians for Redwood entry sign lights that are missing.
- Traffic signs are being reviewed for general maintenance needs with bumps and bends having been noted as typical from construction areas.



Hamilton Bluff CDD

Field Management Report – Photo Supplement

Landscape inventory and cleanup



Photo Description:

- ✚ Example: Some plants are recovering from freeze. Dead material is being trimmed while finalizing inventory.



New playgrounds



Photo Description:

- + Drain cleaned and being monitored off Linger Ln.



Photo Description:

- + Redwood Ln entrance lights incomplete. Soliciting proposal from electricians.

SECTION D

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

March 29, 2026 to April 18, 2026

Bank	Date	Check No.'s	Amount
General Fund	4/8/26	320-322	\$ 20,727.03
		Total	\$ 20,727.03
Supervisor Fees	<u>April 2026</u>		
	Emily J Hazelrig	50029	\$ 184.70
	Lindsey E Roden	50030	\$ 150.00
	Bobbie J Shockley	50031	\$ 184.70
		Total	\$ 519.40
			\$ 21,246.43

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/08/26	00016	3/31/26	00076433 202603 310-51300-48000		*	316.14	
			NOT OF MTG 03/03/26				
		3/31/26	00076433 202603 310-51300-48000		*	728.08	
			NOT OF MTG 03/10/26				
GANNETT FLORIDA LOCALIQ							1,044.22 000320
4/08/26	00035	2/26/26	22653 202602 320-53800-47300		*	104.50	
			SPRAY HEAD REPLACEMENT				
		3/01/26	22507 202603 320-53800-46200		*	15,772.00	
			LAWN MAINTENANCE MAR26				
PRINCE & SONS, INC.							15,876.50 000321
4/08/26	00037	4/07/26	04072026 202604 300-15500-10000		*	3,806.31	
			PLAYGROUND LEASE MAY26				
RODNEY W. BONNETT							3,806.31 000322
TOTAL FOR BANK A						20,727.03	
TOTAL FOR REGISTER						20,727.03	

HAMB HAMILTON BLUFF TPARK

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Hamilton Bluff
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 86,209	\$ -	\$ -	\$ 86,209
Due from Developer	\$ -	\$ -	\$ 4,400	\$ 4,400
Investments:				
<i>Series 2024</i>				
Reserve	\$ -	\$ 665,395	\$ -	\$ 665,395
Revenue	\$ -	\$ 1,359,718	\$ -	\$ 1,359,718
State Board of Administration	\$ 843,526	\$ -	\$ -	\$ 843,526
Prepaid Expenses	\$ 3,806	\$ -	\$ -	\$ 3,806
Total Assets	\$ 933,542	\$ 2,025,113	\$ 4,400	\$ 2,963,055
Liabilities:				
Accounts Payable	\$ 21,481	\$ -	\$ -	\$ 21,481
Total Liabilites	\$ 21,481	\$ -	\$ -	\$ 21,481
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 2,025,113	\$ -	\$ 2,025,113
Capital Projects - Series 2024	\$ -	\$ -	\$ 4,400	\$ 4,400
Unassigned	\$ 912,060	\$ -	\$ -	\$ 912,060
Total Fund Balances	\$ 912,060	\$ 2,025,113	\$ 4,400	\$ 2,941,574
Total Liabilities & Fund Balance	\$ 933,542	\$ 2,025,113	\$ 4,400	\$ 2,963,055

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 520,770	\$ 519,513	\$ 519,513	\$ -
Assessments - Direct	\$ 96,038	\$ 72,029	\$ 72,029	\$ -
Interest	\$ -	\$ -	\$ 6,556	\$ 6,556
Total Revenues	\$ 616,809	\$ 591,542	\$ 598,098	\$ 6,556
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Employer FICA Expense	\$ 918	\$ 459	\$ 168	\$ 291
Engineering	\$ 10,000	\$ 5,000	\$ 1,875	\$ 3,125
Attorney	\$ 25,000	\$ 12,500	\$ 7,429	\$ 5,071
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,150	\$ 2,575	\$ 2,575	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 4,500	\$ 6,532	\$ (2,032)
Management Fees	\$ 39,140	\$ 19,570	\$ 19,570	\$ -
Information Technology	\$ 1,947	\$ 973	\$ 974	\$ (0)
Website Maintenance	\$ 1,298	\$ 649	\$ 649	\$ (0)
Postage & Delivery	\$ 1,000	\$ 500	\$ 452	\$ 48
Insurance	\$ 7,434	\$ 7,434	\$ 5,602	\$ 1,832
Copies	\$ 500	\$ 250	\$ 5	\$ 245
Legal Advertising	\$ 5,000	\$ 2,500	\$ 1,044	\$ 1,456
Boundary Amendment Expenses	\$ -	\$ -	\$ 154	\$ (154)
Other Current Charges	\$ 2,000	\$ 1,000	\$ 127	\$ 873
Office Supplies	\$ 625	\$ 313	\$ 9	\$ 303
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 127,937	\$ 72,498	\$ 57,639	\$ 14,859

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 13,500	\$ 13,500	\$ 1,732	\$ 11,768
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	\$ 179,072	\$ 89,536	\$ 91,232	\$ (1,696)
Landscape Replacement	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Pond Maintenance	\$ 14,400	\$ 7,200	\$ 3,600	\$ 3,600
Streetlighting	\$ 55,000	\$ 27,500	\$ 16,945	\$ 10,555
Electric	\$ 1,500	\$ 750	\$ 3,609	\$ (2,859)
Water & Sewer	\$ 35,000	\$ 17,500	\$ -	\$ 17,500
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 105	\$ 3,646
General Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 2,285	\$ 3,965
Holiday Décor	\$ 7,500	\$ 7,500	\$ 7,450	\$ 50
Field Contingency	\$ 7,500	\$ 7,500	\$ 330	\$ 7,170
Total Field Expenditures	\$ 360,472	\$ 194,486	\$ 134,787	\$ 59,699
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 10,875	\$ 5,438	\$ -	\$ 5,438
Amenity - Water	\$ 4,125	\$ 2,063	\$ -	\$ 2,063
Playground Lease	\$ 41,250	\$ 20,625	\$ 19,032	\$ 1,593
Internet	\$ 1,200	\$ 600	\$ -	\$ 600
Pest Control	\$ 825	\$ 413	\$ -	\$ 413
Janitorial Service	\$ 10,125	\$ 5,063	\$ -	\$ 5,063
Amenity Management	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Security Services	\$ 18,000	\$ 9,000	\$ -	\$ 9,000
Pool Maintenance	\$ 19,500	\$ 9,750	\$ -	\$ 9,750
Amenity Repairs & Maintenance	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Capital Outlay	\$ -	\$ -	\$ 135,713	\$ (135,713)
Total Amenity Expenditures	\$ 128,400	\$ 64,200	\$ 154,744	\$ (90,544)
Total Operations & Maintenance	\$ 488,872	\$ 258,686	\$ 289,531	\$ (30,845)
Total Expenditures	\$ 616,809	\$ 331,184	\$ 347,170	\$ (15,986)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 250,928	
<i>Other Financing Sources/(Uses):</i>				
Lease Proceeds	\$ -	\$ -	\$ 225,285	\$ 225,285
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 225,285	\$ 225,285
Net Change in Fund Balance	\$ -		\$ 476,213	
Fund Balance - Beginning	\$ -		\$ 435,847	
Fund Balance - Ending	\$ -		\$ 912,060	

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, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments	\$ 1,330,790	\$ 1,327,559	\$ 1,327,559	\$ -
Interest	\$ 38,717	\$ 21,853	\$ 21,853	\$ -
Total Revenues	\$ 1,369,507	\$ 1,349,411	\$ 1,349,411	\$ -
Expenditures:				
Interest - 11/1	\$ 527,113	\$ 527,113	\$ 527,113	\$ -
Principal - 5/1	\$ 280,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 527,113	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,334,225	\$ 527,113	\$ 527,113	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 35,282	\$ 822,299	\$ 822,299	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (12,328)	\$ (12,328)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (12,328)	\$ -
Net Change in Fund Balance	\$ 35,282	\$ -	\$ 809,971	\$ -
Fund Balance - Beginning	\$ 564,819	\$ -	\$ 1,215,143	\$ -
Fund Balance - Ending	\$ 600,101	\$ -	\$ 2,025,113	\$ -

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, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 1,924,144	\$ 1,924,144
Interest	\$ -	\$ -	\$ 1,584	\$ 1,584
Total Revenues	\$ -	\$ -	\$ 1,925,729	\$ 1,925,729
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,933,657	\$ (1,933,657)
Total Expenditures	\$ -	\$ -	\$ 1,933,657	\$ (1,933,657)
Excess (Deficiency) of Revenues over Expenditure:	\$ -		\$ (7,928)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 12,328	\$ 12,328
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12,328	\$ 12,328
Net Change in Fund Balance	\$ -		\$ 4,400	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 4,400	

Hamilton Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 2,761	\$ 513,701	\$ 2,346	\$ 705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519,513
Assessments - Direct	\$ -	\$ 48,019	\$ -	\$ -	\$ -	\$ 24,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,029
Interest	\$ -	\$ -	\$ 3	\$ 1,879	\$ 1,793	\$ 2,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,556
Total Revenues	\$ -	\$ 50,780	\$ 513,704	\$ 4,226	\$ 2,498	\$ 26,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 598,098

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ 838	\$ 63	\$ 300	\$ 125	\$ 488	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Attorney	\$ 1,625	\$ 677	\$ 1,438	\$ 745	\$ 2,200	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,429
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Disclosure Software	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 6,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,532
Management Fees	\$ 3,262	\$ 3,262	\$ 3,262	\$ 3,262	\$ 3,262	\$ 3,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,570
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Postage & Delivery	\$ 26	\$ 7	\$ 3	\$ 399	\$ 10	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 452
Insurance	\$ 5,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,602
Copies	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Other Current Charges	\$ -	\$ -	\$ -	\$ 45	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 27,269	\$ 4,710	\$ 7,019	\$ 5,278	\$ 7,346	\$ 6,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,639

Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 1,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,732
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ 14,922	\$ 14,922	\$ 14,922	\$ 14,922	\$ 15,772	\$ 15,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,232
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Streetlighting	\$ 2,362	\$ 2,362	\$ 2,362	\$ 2,360	\$ 3,015	\$ 4,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,945
Electric	\$ 651	\$ 669	\$ 126	\$ 815	\$ 556	\$ 791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,609
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
General Repairs & Maintenance	\$ -	\$ -	\$ 1,405	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,285
Holiday Décor	\$ -	\$ -	\$ -	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,450
Field Contingency	\$ -	\$ -	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Total Field Expenditures	\$ 20,917	\$ 19,203	\$ 21,595	\$ 27,677	\$ 21,898	\$ 23,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,787

Hamilton Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ 3,806	\$ 3,806	\$ 3,806	\$ 3,806	\$ 3,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,032
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 89,573	\$ -	\$ -	\$ -	\$ -	\$ 46,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,713
Total Amenity Expenditures	\$ 89,573	\$ 3,806	\$ 3,806	\$ 3,806	\$ 3,806	\$ 49,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,744
Total Operations & Maintenance	\$ 110,489	\$ 23,010	\$ 25,401	\$ 31,483	\$ 25,704	\$ 73,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289,531
Total Expenditures	\$ 137,758	\$ 27,720	\$ 32,420	\$ 36,761	\$ 33,050	\$ 79,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347,170
Excess (Deficiency) of Revenues over Expenditures	\$ (137,758)	\$ 23,060	\$ 481,283	\$ (32,535)	\$ (30,552)	\$ (52,570)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,928
Other Financing Sources/(Uses):													
Lease Proceeds	\$ 179,145	\$ -	\$ -	\$ -	\$ -	\$ 46,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,285
Total Other Financing Sources/(Uses)	\$ 179,145	\$ -	\$ -	\$ -	\$ -	\$ 46,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,285
Net Change in Fund Balance	\$ 41,387	\$ 23,060	\$ 481,283	\$ (32,535)	\$ (30,552)	\$ (6,430)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 476,213

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	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$665,395	
Reserve Fund Balance	\$665,395	
Bonds Outstanding - 3/14/24		\$19,165,000
Less: Principal Payment - 5/1/25		(\$270,000)
Current Bonds Outstanding		\$18,895,000

Hamilton Bluff
 Community Development District
 Special Assessment Receipts
 Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 559,974.80 \$ 1,430,954.25 \$ 1,990,929.05
 Net Assessments \$ 520,776.56 \$ 1,330,787.45 \$ 1,851,564.02

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	28%			72%			100%							
							General Fund	Debt Service	Total	General Fund	Debt Service	Total	General Fund	Debt Service	Total					
						-														
11/14/25	10/1/25-10/31/25	\$ 7,825.98	\$ (313.05)	\$ (150.26)	\$ -	\$ 7,362.67				\$ 2,070.85	\$ 5,291.82	\$ 7,362.67								
11/21/25	11/01/25-11/07/25	\$ 2,608.66	\$ (104.35)	\$ (50.09)	\$ -	\$ 2,454.22			\$ 690.28	\$ 1,763.94	\$ 2,454.22									
12/8/25	11/16/25-11/25/25	\$ 765,288.89	\$ (30,614.04)	\$ (14,693.50)	\$ -	\$ 719,981.35			\$ 202,504.16	\$ 517,477.19	\$ 719,981.35									
12/8/25	1% Admin Adj	\$ (19,909.29)	\$ -	\$ -	\$ -	\$ (19,909.29)			\$ (5,599.75)	\$ (14,309.54)	\$ (19,909.29)									
12/19/25	11/26/25-11/30/25	\$ 427,712.73	\$ (17,109.68)	\$ (8,212.06)	\$ -	\$ 402,390.99			\$ 113,177.72	\$ 289,213.27	\$ 402,390.99									
12/31/25	12/01/25-12/15/25	\$ 769,447.19	\$ (30,729.15)	\$ (14,774.36)	\$ -	\$ 723,943.68			\$ 203,618.62	\$ 520,325.06	\$ 723,943.68									
1/9/26	12/16/25-12/31/25	\$ 5,217.32	\$ (156.54)	\$ (101.22)	\$ -	\$ 4,959.56			\$ 1,394.94	\$ 3,564.62	\$ 4,959.56									
1/29/26	int 10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 3,383.02	\$ 3,383.02			\$ 951.52	\$ 2,431.50	\$ 3,383.02									
2/12/26	01/01/26-01/31/26	\$ 2,608.66	\$ (52.17)	\$ (51.13)	\$ -	\$ 2,505.36			\$ 704.67	\$ 1,800.69	\$ 2,505.36									
Total		\$ 1,960,800.14	\$ (79,078.98)	\$ (38,032.62)	\$ 3,383.02	\$ 1,847,071.56			\$ 519,513.01	\$ 1,327,558.55	\$ 1,847,071.56									

99.76% Net Percentage Collected
 \$ 4,492.46 Balance Remaining To Collect

DIRECT ASSESSMENTS

Cassidy Holdings, LLC					
2026-01					
Net Assessments				\$96,038.22	\$96,038.22
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund
11/26/25	11/1/25	789,1481,1748,259	\$48,019.11	\$48,019.11	\$48,019.11
3/23/26	2/1/26	792,2851,2773,179	\$24,009.55	\$24,009.56	\$24,009.56
	5/1/26		\$24,009.55		
			\$ 96,038.21	\$ 72,028.67	\$ 72,028.67

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Hamilton Bluff CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Hamilton Bluff Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **66** voters within the Hamilton Bluff Community Development District as of **April 15, 2026**.

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

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell". The signature is written in a cursive style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida