

*Hamilton Bluff
Community Development District*

Meeting Agenda

June 2, 2026

AGENDA

Hamilton Bluff

Community Development District

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

May 26, 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, June 2, 2026 at 10:00 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/86140412026>

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 May 5, 2026 Board of Supervisors Meeting
4. Discussion Regarding Payoff of Playground Equipment Lease/Purchase Agreement
5. Presentation of Arbitrage Rebate Report for Series 2024 (Assessment Area One) Project Bonds
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, May 5, 2026** at 10:07 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
Savannah Hancock	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
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 5, 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 10:07 a.m. and called roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened up the public comment period at this time. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 7, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 7, 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. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the April 7, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Ms. Burns reviewed Resolution 2026-05 for the Fiscal Year 2027 budget. She explained that the budget increase was mainly due to higher landscape costs, the amenity shifting from a partial-year to a full-year expense, and an added playground/furniture lease. She noted the current increase was about \$44.44 per lot and suggested possibly adding a larger contingency amount to give flexibility for future costs and avoid another mailed notice later. The budget was still within the exact amount noticed, so no extra notice would be needed, and the budget could remain as amended with the hearing date moved to August 12, 2026 at 10:45 a.m.

Ms. Hancock asked whether the proposed contingency change would exceed the previous amount, then noted they needed to read the new resolution and pointed out that the updated language was not in the version being reviewed.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget, 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 on August 12, 2026 at 10:45 a.m., was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Duncan stated he had no major additional updates, but they are working on stormwater inspections and facilities before the end of the current fiscal year. He noted they are preparing for a state-required stormwater needs assessment, which must be completed every five years, and the next one is due next year. Because of that, they expect work on it to begin during this fiscal year, likely ready in the summer of next year.

C. Field Manager's Report

Mr. Tindall gave a site and operations update. He stated that the site is generally doing well with no major issues. Recent sod installation caused some high grass, but mowing was handled carefully to avoid damage, and a few trees need straightening. Some park areas and the amenity center are still being finished, with a few loose ends and adjustments still underway. He noted the internet/vendor side appears to be ready for when the amenity opens, which should help avoid the usual last-minute delays.

Mr. Tindall reviewed current maintenance items: Redwood Lane entrance lighting is still being finalized, traffic signs are being checked for normal wear and construction damage, and there was washout around some drains that they are monitoring. He noted that some landscaping is coming back, they have preliminary numbers from the landscaper, and they plan to refine those and bring an update to the next meeting. He added that trash cans may be added to the playgrounds, at a cost of \$50 per can for twice-weekly service.

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. Hazelrig, 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.

iii. Presentation of Number of Registered Voters – 66

Ms. Burns stated the final item was an update on the number of registered voters in the community. There are currently 66 registered voters, which means the District has not yet met the required threshold of being established for at least six years and has 250 registered voters. Because that requirement has not been reached, they said they will continue monitoring it.

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. Roden, seconded by Ms. Hazelrig, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**PLAYGROUND EQUIPMENT LEASE/PURCHASE
AGREEMENT**

This Playground Equipment Lease/Purchase Agreement (“Agreement”) dated as of October 7, 2025, and entered into by and between RODNEY W. BONNETT, an individual, as Lessor (“Lessor”), and the HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government and political subdivision of the State of Florida, organized and existing under the laws of the State of Florida, as Lessee (“Lessee”).

WITNESSETH:

WHEREAS, Lessee desires to lease and acquire from Lessor certain equipment described in each Schedule (as each such term is defined herein), subject to the terms and conditions of, and for the purposes set forth in this Lease; and in the event of a conflict, the terms of a Schedule prevail; and

WHEREAS, the relationship between the parties shall be a continuing one and items of equipment may be added to the Equipment from time to time by execution of additional Schedules by the parties hereto and as otherwise provided herein; and

WHEREAS, Lessee is authorized under the constitution and laws of the State of Florida to enter into this Agreement and the Schedules hereto for the purposes set forth herein;

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and in consideration of the premises hereinafter contained, the parties hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:

“Acquisition Amount” means the amount specified in the Lease and represented by Lessee to be sufficient to acquire the Equipment listed in such Lease, which amount shall be not less than \$10.

“Acquisition Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Acquisition Fund Agreement” means, with respect to this Lease, an Acquisition Fund and Account Control Agreement in form and substance acceptable to and executed by the Lessee, the Lessor and the Acquisition Fund Custodian, pursuant to which an Acquisition Fund is established and administered, if any.

“Acquisition Fund Custodian” means the Acquisition Fund Custodian identified in any

Acquisition Fund Agreement, and its successors and assigns.

“Acquisition Period” means, with respect to this Lease, that period stated in the Schedule to the Lease during which the Lease Proceeds attributable to the Lease may be expended on Equipment Costs.

“Agreement” means this Playground Equipment Lease/Purchase Agreement, including the exhibits hereto, together with any amendments and modifications to the Agreement pursuant to Section 13.06.

“Certificate” means the certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C.

“Code” means Title 26 of the U.S. Code, except where otherwise indicated.

“Commencement Date” means the date when Lessee’s obligation to pay rent commences under such Lease, which date shall be the earlier of (i) the date on which the Equipment listed in this Lease is accepted by Lessee in the manner described in Section 5.01, and (ii) the date on which sufficient moneys to purchase the Equipment listed in such Lease are deposited for that purpose with an Acquisition Fund Custodian.

“Equipment” means the property listed in the Lease and all replacements, repairs, restorations, modifications and improvements hereof or thereto made pursuant to Section 8.01 of Article V. Whenever reference is made in this Agreement to Equipment listed in this Lease, such reference shall be deemed to include all such replacements, repairs, restorations, modifications and improvements of or to such Equipment.

“Equipment Costs” means the total cost of the Equipment listed in this Lease, including all delivery charges, installation charges, capitalizable consulting and training fees, legal fees, financing costs, and other costs necessary to vest full, clear legal title to the Equipment in Lessor, and otherwise incurred in connection with the financing provided by the lease-purchase of the Equipment as provided in the Lease.

“Expense Fund” means, with respect to this Lease, the fund established and held by the Acquisition Fund Custodian pursuant to the related Acquisition Fund Agreement, if any.

“Event of Default” means an Event of Default described in Section 12.01.

“Lease” means a Schedule and the terms of this Agreement which are incorporated by reference into such Schedule.

“Lease Proceeds” means, with respect to this Lease, the total amount of money to be paid by Lessee to Lessor the in accordance with the Agreement.

“Lease Term” for the Lease shall begin on the Commencement Date thereof and continue as specified in the Schedule applicable thereto.

“**Lessee**” means the entity or entities referred to as Lessee in the first paragraph of this Agreement.

“**Lessor**” means (a) the entity referred to as Lessor in the first paragraph of this Agreement or (b) any assignee or transferee of any right, title or interest of Lessor in and to the Equipment under a Lease (including Rental Payments thereunder) pursuant to Section 11.01, but does not include Lessee, any party taking a leasehold interest in the Equipment or any entity solely by reason of that entity retaining or assuming any obligation of Lessor to perform under a Lease.

“**Maximum Equipment Cost**” means \$179,145.00.

“**Purchase Price**” means, with respect to the Equipment listed on this Lease, the amount that Lessee may pay to Lessor to purchase such Equipment as provided in such Lease.

“**Rental Payments**” means the basic rental payments payable by Lessee under this Lease pursuant to Section 4.01, in each case consisting of a principal component and an interest component.

“**Schedule**” means each separately numbered Schedule of Property substantially in the form of **Exhibit A** hereto together with a Rental Payment Schedule attached thereto substantially in the form of **Exhibit A-1** hereto.

“**State**” means the State of Florida.

“**Utilization Period**” means the date by which Lessee must deliver an Acceptance Certificate for the Equipment under this Lease as indicated in Section 3.04(b).

“**Vendor**” means the manufacturer or supplier of the Equipment or any other person as well as the agents or dealers of the manufacturer or supplier from whom Lessor arranged Lessee’s acquisition and financing of the Equipment pursuant to the applicable Lease.

ARTICLE II

COVENANTS

Section 2.01 Representations and Covenants of Lessee. Lessee represents, covenants and warrants for the benefit of Lessor on the date hereof and as of the Commencement Date of the Lease as follows:

(a) Lessee is a political subdivision of the State within the meaning of Section 103(c) of the Code, duly organized and existing under the constitution and laws of the State with full power and authority to enter into this Agreement and the Lease and the transactions contemplated hereby and to perform all of its obligations hereunder.

(b) Lessee has duly authorized the execution and delivery of this Agreement and this Lease by proper action of its governing body at a meeting duly called, regularly convened and attended throughout by the requisite quorum of the members thereof, or by

other appropriate official approval, and all requirements have been met and procedures have occurred in order to ensure the validity and enforceability of this Agreement and this Lease.

(c) No event or condition that constitutes, or with the giving of notice or the lapse of time or both would constitute, an Event of Default exists at the date hereof.

(d) Lessee will do or cause to be done all things necessary to preserve and keep in full force and effect its existence as a political subdivision.

(e) Lessee has complied with such public bidding requirements as may be applicable to this Agreement and the Lease and the acquisition by Lessee of the Equipment as provided in the Lease.

(f) During the Lease Term, the Equipment will be used by Lessee only for the purpose of performing essential governmental or proprietary functions of Lessee consistent with the permissible scope of Lessee's authority. Lessee does not intend to sell or otherwise dispose of any interest in the Equipment prior to the last Rental Payment scheduled to be paid under each Lease.

(g) Lessee shall deliver to Lessor (i) annual audited financial statements (including (1) a balance sheet, (2) statement of revenues, expenses and changes in fund balances, (3) statement of cash flows and notes, and (4) schedules and attachments to the financial statements) within 270 days of its fiscal year end, (ii) such other financial statements and information as Lessor may reasonably request, and (iii) its annual budget for the following fiscal year within 30 days of the adoption thereof. The annual audited financial statements shall be accompanied by an unqualified opinion of Lessee's auditor. Credit information relating to Lessee may be disseminated among Lessor and any of its affiliates and any of their respective successors and assigns.

(h) Lessee has kept, and throughout the Lease Term of this Agreement will keep, its books and records in accordance with generally accepted accounting principles.

(i) Lessee has an immediate need for the Equipment listed on the Schedule and expects to make immediate use of the Equipment listed on the Schedule. Lessee's need for the Equipment is not temporary and Lessee does not expect the need for any item of the Equipment to diminish during the Lease Term .

(j) The payment of the Rental Payments or any portion thereof is not (under the terms of this Lease or any underlying arrangement) directly or indirectly (a) secured by any interest in property used or to be used in any activity carried on by any person other than a state or local governmental unit or payments in respect of such property; or (b) on a present value basis, derived from payments (whether or not to Lessee) in respect of property, or borrowed money, used or to be used in any activity carried on by any person other than a state or local governmental unit. The Equipment will not be used, directly or indirectly, in any activity carried on by any person other than a state or local governmental unit. No portion of the Equipment Costs for the Equipment will be used,

directly or indirectly, to make or finance loans to any person other than Lessee. Lessee has not entered into any management or other service contract with respect to the use and operation of the Equipment.

(k) There is no pending litigation, tax claim, proceeding or dispute that Lessee reasonably expects will materially and adversely affect Lessee's financial condition or impairs its ability to perform its obligations hereunder. Lessee will, at its expense, maintain its legal existence in good standing and do any further act and execute, acknowledge, deliver, file, register and record any further documents Lessor may reasonably request in order to protect Lessor's interest in the Equipment and Lessor's rights and benefits under this Lease.

ARTICLE III

LEASE

Section 3.01 Lease of Equipment. Subject to the terms of this Agreement, Lessor agrees to provide the funds specified in this Lease to be provided by it to acquire the Equipment, up to an amount equal to the Maximum Equipment Cost. Upon the execution of this Lease, Lessor leases and lets to Lessee, and Lessee rents and leases from Lessor, the Equipment as set forth in such Lease and in accordance with the terms thereof.

Section 3.02 Continuation of Lease Term. Lessee intends to continue the Lease Term and to pay the Rental Payments thereunder. Lessee reasonably believes that an amount sufficient to make all Rental Payments during the entire Lease Term of the Lease can be obtained from legally available funds of Lessee. Lessee further intends to do all things lawfully within its power to obtain and maintain funds sufficient and available to discharge its obligation to make Rental Payments due hereunder, including making provision for such payments to the extent necessary in each budget or appropriation request submitted and adopted in accordance with applicable provisions of law, to have such portion of the budget or appropriation request approved and to exhaust all available reviews and appeals in the event such portion of the budget or appropriation request is not approved.

Section 3.03 Abatement. During any period in which, by reason of material damage or destruction or taking under the power of eminent domain (or sale to any entity threatening the use of such power) or material title defect with respect to any Equipment, there is substantial interference with the use and possession by Lessee of such Equipment, the Lessee's obligation to pay rent applicable to such Equipment shall be abated proportionately in whole or in part. Lessee shall immediately notify Lessor upon the occurrence of any event causing substantial interference with Lessee's use and possession of any Equipment, and such notice shall be provided prior to the abatement of any rent. The amount of abatement of the Lessee's obligation to pay rent shall be such that the remaining rental obligation of the Lessee for each rental period represents fair consideration for the use and possession of the portions of the Equipment that are not affected by such interference. Such abatement shall commence on the date that Lessee's use and possession of the affected Equipment is restricted because of such interference and end on the earlier of (i) the date on which the use and possession thereof are restored to Lessee, or (ii) the date on which Lessee either (x) replaces the affected Equipment or (y) uses the proceeds of insurance or

condemnation award to pay the applicable Purchase Price therefor. Notwithstanding any such interference with Lessee's use and possession of a portion of the Equipment, this Lease shall continue in full force and effect with respect to any remaining Equipment. To the extent applicable, Lessee waives any and all other rights to terminate this Lease by virtue of any interference with the use and possession of any Equipment.

Section 3.04 Conditions to Lessor's Performance.

(a) As a prerequisite to the performance by Lessor of any of its obligations pursuant to this Lease, Lessee shall deliver to Lessor the following:

- (i) A fully completed Schedule, executed by Lessee;
- (ii) An Acquisition Fund Agreement, if applicable;
- (iii) A Certificate executed by the Secretary or other comparable officer of Lessee, in substantially the form attached hereto as Exhibit C, completed to the satisfaction of Lessor;
- (iv) Proof of official action of Lessee's governing body authorizing the execution and delivery of this Lease and performance by Lessee of its obligations hereunder;
- (v) Evidence of insurance as required by Section 7.02 hereof;
- (vi) All documents, including financing statements, affidavits, notices and similar instruments, in form satisfactory to Lessor, which Lessor deems necessary or appropriate at that time pursuant to Section 6.01 and 6.02;
- (vii) Such other items, if any, as are set forth in such Lease or are reasonably required by Lessor.

(b) In addition, the performance by Lessor of any of its obligations pursuant to this Lease shall be subject to: (i) no material adverse change in the financial condition of Lessee since the date of this Lease, (ii) no Event of Default having occurred, and (iii) if no Acquisition Fund has been established, the Equipment must be accepted by Lessee no later than October 2026 (the "Utilization Period").

(c) Subject to satisfaction of the foregoing, Lessor will pay the Acquisition Amount for Equipment described in the Schedule to the Vendor upon receipt of the documents described in Sections 5.01(a) and (b); or if an Acquisition Fund has been established pursuant to an Acquisition Fund Agreement, Lessor will deposit the Acquisition Amount for Equipment described in the Schedule with the Acquisition Fund Custodian.

(d) Lessee will cooperate with Lessor in Lessor's review of this proposed Lease. Without limiting the foregoing, Lessee will provide Lessor with any documentation or information Lessor may request in connection with Lessor's review of any proposed Lease. Such documentation may include, without limitation, documentation concerning

the Equipment and its contemplated use and location and documentation or information concerning the financial status of Lessee and other matters related to Lessee.

ARTICLE IV

PAYMENT AND PREPAYMENT OF RENT

Section 4.01 Rental Payments. Lessee shall promptly pay Rental Payments, in lawful money of the United States of America, to Lessor on the dates and in such amounts as provided in this Lease. Lessee shall pay Lessor a charge on any Rental Payment not paid on the date such payment is due at the stated rate plus ten percent [10%] per annum or the maximum amount permitted by law, whichever is less, from such date. Lessee shall not permit the federal government to guarantee any Rental Payments under this Lease. Rental Payments consist of principal and interest payments as more fully detailed on the Schedule, the interest on which begins to accrue as of the Commencement Date for each such Schedule.

Section 4.02 Interest and Principal Components. A portion of each Rental Payment is paid as, and represents payment of, interest, and the balance of each Rental Payment is paid as, and represents payment of, principal. The Lease shall set forth the principal and interest components of each Rental Payment payable thereunder during the Lease Term.

Section 4.03 Rental Payments to Constitute a Current Expense of Lessee. Lessor and Lessee understand and intend that the obligation of Lessee to pay Rental Payments under this Lease shall constitute a current expense of Lessee payable solely from its general fund or other funds that are legally available for that purpose and shall not in any way be construed to be a debt of Lessee in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by Lessee, nor shall anything contained herein or in a Lease constitute a pledge of any general tax revenues, funds or moneys of Lessee.

Section 4.04 Rental Payments to be Unconditional. Except as provided in Section 3.03, the obligations of Lessee to make Rental Payments and to perform and observe the other covenants and agreements contained in this Lease shall be absolute and unconditional in all events without abatement, diminution, deduction, set-off or defense, for any reason, including without limitation any failure of the Equipment, after it has been accepted by Lessee, any defects, malfunctions, breakdowns or infirmities in the equipment or any accident, condemnation or unforeseen circumstances. Lessee's obligations to make Rental Payments or pay other amounts hereunder shall not be abated on account of obsolescence or failure of the Equipment to perform as desired.

Section 4.05 Tax Covenant. Lessee agrees that it will not take any action that would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes, nor will it omit to take or cause to be taken, in timely manner, any action, which omission would cause the interest component of Rental Payments to be or to become ineligible for the exclusion from gross income of the owner or owners thereof for federal income tax purposes. Lessee makes no representation as to the excludability of any interest payment from federal, state, or local taxation.

Section 4.06 Event of Taxability. Upon the occurrence of an Event of Taxability, the interest component shall be at a Taxable Rate retroactive to the date as of which the interest component is determined by the Internal Revenue Service to be includible in the gross income of the owner or owners thereof for federal income tax purposes, and Lessee will not pay any additional amount.

For purposes of this Section, “Event of Taxability” means a determination that the interest component is includible for federal income tax purposes in the gross income of the owner thereof due to Lessee’s action or failure to take any action.

Section 4.07 Mandatory Prepayment. If the Lease Proceeds are deposited into an Acquisition Fund, any funds remaining in the Acquisition Fund on or after the Acquisition Period and not applied to Equipment Costs, shall be applied by Lessor on the next Rental Payment date to the prepayment of the principal component of the outstanding Rental Payments due under the applicable Schedule in inverse order of maturity.

ARTICLE V

THE EQUIPMENT

Section 5.01 Delivery, Installation and Acceptance of Equipment. (a) Lessee shall order the Equipment, cause the Equipment to be delivered and installed at the location specified in the Leases and pay any and all delivery and installation costs and other Equipment Costs in connection therewith (which amounts may be funded from the Acquisition Fund or amounts from the Acquisition Fund will be used to reimburse Lessee for any prior payment from Lessee’s own funds). When the Equipment listed in this Lease has been delivered and installed, Lessee shall promptly accept such Equipment and evidence said acceptance by executing and delivering to Lessor an acceptance certificate in the form attached hereto as **Exhibit B.**

(b) Lessee shall deliver to Lessor original invoices and bills of sale (if title to such Equipment has passed to Lessee) relating to each item of Equipment accepted by Lessee. With respect to Equipment not purchased through an Acquisition Fund, Lessor shall, upon receipt of an Acceptance Certificate from Lessee, prepare a Schedule of Property and Rental Payment Schedule. Lessee shall execute and deliver such Schedules to Lessor within five (5) business days of receipt.

Section 5.02 Enjoyment of Equipment. Lessor shall provide Lessee with quiet use and enjoyment of the Equipment during the Lease Term, and Lessee shall peaceably and quietly have, hold and enjoy the Equipment during the Lease Term, without suit, trouble or hindrance from Lessor, except as otherwise expressly set forth in the related Lease. Lessor shall not interfere with such quiet use and enjoyment during the Lease Term so long as Lessee is not in default under the related Lease.

Section 5.03 Location: Inspection. Once installed, no item of the Equipment will be moved from the location specified for it in the Lease on which such item is listed without Lessor’s consent, which consent shall not be unreasonably withheld. Lessor shall have the right at all reasonable times during regular business hours to enter into and upon the property of

Lessee for the purpose of inspecting the Equipment.

Section 5.04 Use and Maintenance of the Equipment. Lessee will not install, use, operate, or maintain the Equipment improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by the related Lease. Lessee shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, Lessee agrees to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative, or judicial body; provided that Lessee may contest in good faith the validity or application of any such law, regulation or ruling in any reasonable manner that does not, in the opinion of Lessor, adversely affect the interest (including the reversionary interest) of Lessor in and to the Equipment or its interest or rights under the Lease.

Lessee agrees that it will maintain, preserve, and keep the Equipment in good repair and working order, in accordance with manufacturer's recommendations. Lessor shall have no responsibility to maintain, repair or make improvements or additions to the Equipment.

Lessee shall not alter any item of Equipment or install any accessory, equipment or device on an item of Equipment if that would impair any applicable warranty, the originally intended function or the value of that Equipment. All repairs, parts, accessories, equipment and devices furnished, affixed to or installed on any Equipment, excluding temporary replacements, shall thereupon become subject to the interest of Lessor therein.

ARTICLE VI

TITLE AND SECURITY

Section 6.01 Title to the Equipment. During the Lease Term, all right, title and interest in and to each item of the Equipment shall be vested in Lessor. Lessee shall at all times protect and defend, at its own cost and expense, Lessor's title in and to the Equipment from and against all claims, liens and legal processes of its creditors, and keep all Equipment free and clear of all such claims, liens and processes. Upon purchase of the Equipment under a Lease by Lessee pursuant to Section 10.01, Lessor shall transfer to Lessee title to the Equipment, as-is, without warranty of any kind other than as to the absence of liens created by or through Lessor, and shall execute and deliver to Lessee such documents as Lessee may reasonably request to evidence the transfer of Lessor's right, title and interest in the Equipment subject to the related Lease.

Section 6.02 Security Interest. As additional security for the payment of all of Lessee's obligations under this Lease, upon the execution of this Lease, Lessee grants to Lessor a security interest constituting a first lien on (a) Lessee's right, title and interest in the Equipment applicable to such Lease, (b) moneys and investments held from time to time in the Acquisition Fund, if any, and (c) any and all proceeds of any of the foregoing. Lessee agrees to execute and authorizes Lessor to file such notices of assignment, chattel mortgages, financing statements and other documents, in form satisfactory to Lessor, which Lessor deems necessary or appropriate to establish and maintain Lessor's security interest in the Equipment, the Acquisition Fund and the proceeds thereof.

Section 6.03 Personal Property. The Equipment is and will remain personal property and will not be deemed to be affixed to or a part of the real estate on which it may be situated, notwithstanding that the Equipment or any part thereof may be or hereafter become in any manner physically affixed or attached to real estate or any building thereon. Upon the request of Lessor, Lessee will, at Lessee's expense, furnish a waiver of any interest in the Equipment from any party having an interest in any such real estate or building.

ARTICLE VII

TAXES, CHARGES AND INSURANCE

Section 7.01 Liens, Taxes, Other Governmental Charges and Utility Charges. Lessee shall keep the Equipment free of all levies, liens, and encumbrances except those created by this Lease. The parties to this Agreement contemplate that the Equipment will be used for a governmental or proprietary purpose of Lessee and that the Equipment will therefore be exempt from all property taxes. If the use, possession or acquisition of any Equipment is nevertheless determined to be subject to taxation, Lessee shall pay when due all taxes and governmental charges lawfully assessed or levied against or with respect to such Equipment. Lessee shall pay all utility and other charges incurred in the use and maintenance of the Equipment. Lessee shall pay such taxes or charges as the same may become due; provided that, with respect to any such taxes or charges that may lawfully be paid in installments over a period of years, Lessee shall be obligated to pay only such installments as accrue during the Lease Term.

Section 7.02 Insurance. Lessee shall during the Lease Term maintain or cause to be maintained casualty insurance insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State, and any other risks reasonably required by Lessor, in an amount at least equal to the then-applicable Purchase Price of the Equipment; provided that, with Lessor's prior written consent, Lessee may self-insure against the risks described herein. Lessee shall furnish to Lessor evidence of such insurance or self-insurance coverage throughout the Lease Term. Lessee shall not cancel or modify such insurance or self-insurance coverage in any way that would affect the interests of Lessor without first giving written notice thereof to Lessor at least thirty (30) days in advance of such cancellation or modification.

Section 7.03 Advances. In the event Lessee shall fail to keep the Equipment in good repair and working order, Lessor may, but shall be under no obligation to, maintain and repair the Equipment and pay the cost thereof. All amounts so advanced by Lessor shall constitute additional rent for the Lease Term and Lessee covenants and agrees to pay such amounts so advanced by Lessor with interest thereon from the due date until paid at the rate of ten percent (10%) per annum or the maximum amount permitted by law, whichever is less.

ARTICLE VIII

DAMAGE TO AND REPLACEMENT OF EQUIPMENT

Section 8.01 Damage, Destruction and Condemnation. Unless Lessee shall have exercised its option to purchase the Equipment by making payment of the Purchase Price as provided in the related Lease, if, prior to the termination of the applicable Lease Term, (a) the Equipment or any portion thereof is destroyed, in whole or in part, or is damaged by fire or other casualty or (b) title to, or the temporary use of, the Equipment or any part thereof shall be taken under the exercise or threat of the power of eminent domain by any governmental body or by any person, firm or corporation acting pursuant to governmental authority, Lessee and Lessor will cause the Net Proceeds of any insurance claim or condemnation award or sale under threat of condemnation to be applied to the prompt replacement, repair, restoration, modification or improvement of the Equipment. Any balance of the Net Proceeds remaining after such work has been completed shall be paid to Lessee.

If Lessee elects to replace any item of the Equipment (the "Replaced Equipment") pursuant to this Section, the replacement equipment (the "Replacement Equipment") shall be of similar type, utility and condition to the Replaced Equipment and shall be of equal or greater value and useful life than the Replaced Equipment. Lessee shall represent, warrant and covenant to Lessor that each item of Replacement Equipment is free and clear of all claims, liens, security interests and encumbrances, excepting only those liens created by or through Lessor, and shall provide to Lessor any and all documents as Lessor may reasonably request in connection with the replacement, including, but not limited to, documentation in form and substance satisfactory to Lessor evidencing Lessor's title in the Replacement Equipment. Lessor and Lessee hereby acknowledge and agree that any Replacement Equipment acquired pursuant to this paragraph shall constitute "Equipment" for purposes of this Agreement and the related Lease. Lessee shall complete the documentation of Replacement Equipment on or before the next Rent Payment date after the occurrence of a casualty event or be required to exercise the Purchase Option with respect to the damaged equipment.

For purposes of this Article, the term "Net Proceeds" shall mean the amount remaining from the gross proceeds of any insurance claim or condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys' fees, incurred in the collection thereof.

Section 8.02 Insufficiency of Net Proceeds. If the Net Proceeds are insufficient to pay in full the cost of any repair, restoration, modification or improvement referred to in Section 8.01, Lessee shall either (a) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds, or (b) pay or cause to be paid to Lessor the amount of the then applicable Purchase Price for the Equipment, and, upon such payment, the applicable Lease Term shall terminate and Lessor's interest in the Equipment shall terminate as provided in Section 6.01. The amount of the Net Proceeds, if any, remaining after completing such repair, restoration, modification or improvement or after purchasing such Equipment and such other Equipment shall be retained by Lessee. If Lessee shall make any payments pursuant to this Section, Lessee shall not be entitled to any reimbursement therefor from Lessor nor shall Lessee be entitled to any diminution of the amounts payable under

Article IV.

ARTICLE IX

WARRANTIES

Section 9.01 Disclaimer of Warranties. Lessor makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for use of the Equipment, or any other warranty or representation, express or implied, with respect thereto and, as to Lessor, Lessee's acquisition of the Equipment shall be on an "as is" basis. In no event shall Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Agreement, this Lease, the Equipment or the existence, furnishing, functioning or Lessee's use of any item, product or service provided for in this Agreement or Lease.

Section 9.02 Vendor's Warranties. Lessor hereby irrevocably appoints Lessee its agent and attorney-in-fact during the Lease Term, so long as Lessee shall not be in default under the related Lease, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that Lessor may have against Vendor. Lessee's sole remedy for the breach of such warranty, indemnification or representation shall be against Vendor of the Equipment, and not against Lessor. Any such matter shall not have any effect whatsoever on the rights of Lessor with respect to this Lease, including the right to receive full and timely payments under a Lease. Lessee expressly acknowledges that Lessor makes, and has made, no representations or warranties whatsoever as to the existence or the availability of such warranties by Lessor of the Equipment.

ARTICLE X

PURCHASE OF EQUIPMENT

Section 10.01 Purchase Option. Lessee shall have the option to purchase all of the Equipment listed in a Lease, upon giving written notice to Lessor at least thirty (30), but not more than one hundred twenty (120), days before the date of purchase, at the following times and upon the following terms:

(a) From and after the date specified in the related Schedule (the "Purchase Option Commencement Date"), on the Rental Payment dates specified in the Lease, upon payment in full of the Rental Payments then due under such Lease plus the then applicable Purchase Price, which may include a prepayment premium on the unpaid balance as set forth in the applicable Schedule; or

(b) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment listed in a Lease, on the day specified in Lessee's notice to Lessor of its exercise of the purchase option upon payment in full to Lessor of the Rental Payments then due under such Lease plus the then applicable Purchase Price; or

(c) Upon the expiration of the Lease Term, upon payment in full of all Rental

Payments then due and all other amounts then owing under the Lease, and the payment of \$10.00 to Lessor.

After payment of the applicable Purchase Price, Lessee will own the related Equipment, and Lessor's right, title and interests in and to such Equipment will be transferred and terminated in accordance with Section 6.01.

ARTICLE XI

ASSIGNMENT

Section 11.01 Assignment by Lessor. Lessor's right, title and interest in and to Rental Payments and any other amounts payable by Lessee under the Lease, its interest in the Equipment subject to each such Lease, and all proceeds therefrom may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Lessor, without the necessity of obtaining the consent of Lessee; *provided, however*, that any such assignment, transfer or conveyance to a trustee for the benefit of owners of certificates of participation shall be made in a manner that conforms to any applicable State law. Nothing in this Section 11.01 shall be construed, however, to prevent Lessor from executing any such assignment, transfer or conveyance that does not involve funding through the use of certificates of participation within the meaning of applicable State law, including any such assignment, transfer or conveyance as part of a multiple asset pool to a partnership or trust, interests in which are offered and sold in a private placement or limited offering only to investors whom Lessor reasonably believes are qualified institutional buyers or accredited investors within the meaning of the applicable federal securities law; *provided further, however*, that in any event, Lessee shall not be required to make Rental Payments, to send notices or to otherwise deal with respect to matters arising under a Lease with or to more than one individual or entity. No assignment, transfer or conveyance permitted by this Section 11.01 shall be effective until Lessee shall have received a written notice of assignment that discloses the name and address of each such assignee; *provided, however*, that if such assignment is made to a bank or trust company as trustee or paying agent for owners of certificates of participation, trust certificates or partnership interests with respect to the Rental Payments payable under a Lease, it shall thereafter be sufficient that Lessee receives notice of the name and address of the bank or trust company as trustee or paying agent. During the term of the Lease, Lessee shall keep, or cause to be kept, a complete and accurate record of all such assignments in form necessary to comply with Section 149 of the Code. Lessee shall retain all such notices as a register of all assignees and shall make all payments to the assignee or assignees designated in such register. Lessee shall not have the right to and shall not assert against any assignee any claim, counterclaim or other right Lessee may have against Lessor or the Vendor. Assignments in part may include without limitation assignment of all of Lessor's interest in and to the Equipment listed in a particular Lease and all rights in, to and under the Lease related to such Equipment. The option granted in this Section may be separately exercised from time to time with respect to the Equipment listed in the Lease, but such option does not permit the assignment of less than all of Lessor's interests in the Equipment listed in a single Lease. Lessor acknowledges and agrees that any assignment under this Section shall not, and shall not purport to, alter or modify in any respect Lessee's obligations to perform in accordance with the terms of this Agreement and the related Lease in accordance with their terms as originally executed. Any assignment under this Section shall be subject to the condition that Lessee shall incur no costs nor

be required to provide or execute any documents or participate in any manner in connection with such assignment, and Lessor and any such assignee shall be solely responsible for compliance with all securities and other laws in connection with such assignment. Lessor acknowledges that this Agreement and the Lease has not been and will not be registered under the Securities Act of 1933 or any state securities laws and that Lessee has not and will not prepare any offering or disclosure materials or documents for use in connection with this Agreement or any assignment under this Section.

Section 11.02 Assignment and Subleasing by Lessee. None of Lessee's right, title, and interest in, to and under this Lease or any portion of the Equipment may be assigned or encumbered by Lessee for any reason.

ARTICLE XII

DEFAULTS AND REMEDIES

Section 12.01 Events of Default Defined. Any of the following events shall constitute an "Event of Default" under a Lease:

(a) Failure by Lessee to pay any Rental Payment or other payment required to be paid under this Lease at the time specified herein;

(b) Failure by Lessee to observe and perform any covenant, condition or agreement on its part to be observed or performed, other than as referred to in subparagraph (a) above, for a period of thirty (30) days after written notice specifying such failure and requesting that it be remedied is given to Lessee by Lessor, unless Lessor shall agree in writing to an extension of such time prior to its expiration; provided that, if the failure stated in the notice cannot be corrected within the applicable period, Lessor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Lessee within the applicable period and diligently pursued until the default is corrected;

(c) Any statement, representation or warranty made by Lessee in or pursuant to this Lease or its execution, delivery or performance shall prove to have been false, incorrect, misleading, or breached in any material respect on the date when made;

(d) Any default occurs under any other agreement for borrowing money or receiving credit under which Lessee may be obligated as borrower, if such default consists of (i) the failure to pay any indebtedness when due or (ii) the failure to perform any other obligation thereunder and gives the holder of the indebtedness the right to accelerate the indebtedness or pursue other remedies;

(e) Lessee shall (i) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of Lessee, or of all or a substantial part of the assets of Lessee, (ii) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable federal bankruptcy law, or (v) file a

voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against Lessee in any bankruptcy, reorganization or insolvency proceeding; or

(f) An order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator or Lessee or of all or a substantial part of the assets of Lessee, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days.

Section 12.02 Remedies on Default. Whenever any Event of Default exists, Lessor shall have the right, at its sole option without any further demand or notice, to take one or any combination of the following remedial steps:

(a) By written notice to Lessee, Lessor may without terminating such Lease, collect each Rental Payment payable by Lessee pursuant to such Lease and other amounts payable by Lessee under such Lease as they become due and payable;

(b) With or without terminating the Lease Term under such Lease, Lessor may enter the premises where the Equipment listed in such Lease is located and retake possession of such Equipment or require Lessee at Lessee's expense to promptly return any or all of such Equipment to the possession of Lessor at such place within the United States as Lessor shall specify, and sell or lease such Equipment or, for the account of Lessee, sublease such Equipment, continuing to hold Lessee liable, but solely from legally available funds, for the difference between (i) the Rental Payments payable by Lessee pursuant to such Lease and other amounts related to such Lease or the Equipment listed therein that are payable by Lessee to the end of the Lease Term, and (ii) the net proceeds of any such sale, leasing or subleasing (after deducting all expenses of Lessor in exercising its remedies under such Lease, including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all brokerage, auctioneer's and attorney's fees). The exercise of any such remedies respecting any such Event of Default shall not relieve Lessee of any other liabilities under any other Lease or the Equipment listed therein;

(c) Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under such Lease or as a secured party in any or all of the Equipment subject to such Lease; and

(d) By action pursuant to Florida law, or as otherwise provided by law, obtain the issuance of a writ of mandamus enforcing, for the entire balance of the remaining Lease Term, the duty of Lessee to appropriate and take all other administrative steps necessary for the payment of rents, and other amounts due hereunder.

Section 12.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Lessor is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease now or hereafter existing at law or in equity, provided that Lessor shall have no right to accelerate any Rental Payment or otherwise declare any

Rental Payment or other amount payable not then in default to be immediately due and payable. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Lessor to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice other than such notice as may be required in this Article.

Section 12.04 Application of Moneys. Any net proceeds from the exercise of any remedy under this Agreement, including the application specified in Section 12.02(b)(ii) (after deducting all expenses of Lessor in exercising such remedies including without limitation all expenses of taking possession, storing, reconditioning and selling or leasing Equipment and all brokerage, auctioneer's or attorney's fees), shall be applied as follows:

(a) If such remedy is exercised solely with respect to a single Lease, Equipment listed in such Lease or rights thereunder, then to amounts due pursuant to such Lease and other amounts related to such Lease or such Equipment.

ARTICLE XIII

MISCELLANEOUS

Section 13.01 Notices. All notices, certificates or other communications under this Lease shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, or delivered by overnight courier, or sent by facsimile transmission (with electronic confirmation) to the parties hereto at the addresses immediately after the signatures to this Agreement (or at such other address as either party hereto shall designate in writing to the other for notices to such party) and to any assignee at its address as it appears on the registration books maintained by Lessee.

Section 13.02 E-Verify. The Lessor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Lessor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Lessor anticipates entering into agreements with a subcontractor for services under this Agreement, Lessor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Lessor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the Lessee upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Lessor shall be liable for any additional costs incurred by the Lessee because of the termination. If the Lessee has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Lessor has otherwise complied with its obligations hereunder, the Lessee shall promptly notify the Lessor. The Lessor agrees to immediately terminate the agreement with the subcontractor upon notice from the Lessee.

Section 13.03 Release and Indemnification. To the extent permitted by law, but only from legally available funds, without waiving available insurance coverage, and only up to the monetary limits of liability granted in Section 768.28, *Florida Statutes*, Lessee shall indemnify, protect, hold harmless, save and keep harmless Lessor from and against any and all liability, obligation, loss, claim, tax and damage whatsoever, regardless of cause thereof, and all expenses in connection therewith (including, without limitation, counsel fees and expenses, penalties connected therewith imposed on interest received) arising out of or as a result of (a) the entering into of this Agreement or Lease, (b) the ownership of any item of the Equipment, (c) the ordering, acquisition, use, operation, condition, purchase, delivery, rejection, storage or return of any item of the Equipment, (d) any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person, and/or (e) the breach of any covenant in the Lease or any material misrepresentation contained in the Lease. The indemnification arising under this paragraph shall continue in full force and effect notwithstanding the full payment of all obligations under all Leases or the termination of the Lease Term under all Leases for any reason. Notwithstanding the foregoing, nothing herein shall be deemed as a waiver of the Lessee's sovereign immunity or the Lessee's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Section 13.04 Binding Effect. This Agreement and Lease shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective successors and assigns.

Section 13.05 Severability. In the event any provision of this Agreement and/or Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 13.06 Amendments, Changes and Modifications. This Agreement and Lease may only be amended by Lessor and Lessee in writing.

Section 13.07 Execution in Counterparts. This Agreement and Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 13.08 Applicable Law. This Agreement and Lease shall be governed by and construed in accordance with the laws of the State.

Section 13.09 Captions. The captions or headings in this Agreement and in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections herein.

[Signatures on following page]

IN WITNESS WHEREOF, Lessor and Lessee have caused this Agreement to be executed in their names by their duly authorized representatives as of the date first above written.

LESSOR:
RODNEY W. BONNETT
P.O. Box 541
Lake Hamilton, Florida 33851

LESSEE:
Hamilton Bluff Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

By Wes Bonnett
Title Owner

By [Signature]
Title 10/8/25, vice Chair

EXHIBIT A

SCHEDULE OF PROPERTY NO. 1

Dated: October 7, 2025

Re: Playground Equipment Lease/Purchase Agreement, dated as of October 7, 2025, by and between RODNEY W. BONNETT as Lessor, and the Hamilton Bluff Community Development District, as Lessee

1. Defined Terms. All terms used herein have the meanings ascribed to them in the above-referenced Playground Equipment Lease/Purchase Agreement (the “Playground Equipment Lease”).

2. Equipment. The following items of Equipment are hereby included under this Schedule of the Playground Equipment Lease:

[See Attached Exhibit A-2]

3. Payment Schedule.

(a) *Rental Payments.* The Rental Payments shall be in such amounts and payable on such dates as set forth in the Rental Payment Schedule attached to this Schedule as Exhibit A-1.

(b) *Purchase Price Schedule.* The Purchase Price on each Rental Payment date for the Equipment listed in this Schedule shall be the amount set forth for such Rental Payment date in the “Purchase Price” column of the Rental Payment Schedule attached to this Schedule. The Purchase Price is in addition to all Rental Payments then due under this Schedule (including the Rental Payment shown on the same line in the Rental Payment Schedule).

4. Representations, Warranties and Covenants. Lessee hereby represents, warrants and covenants that its representations, warranties and covenants set forth in the Playground Equipment Lease are true and correct as though made on the date of commencement of Rental Payments on this Schedule. Lessee further represents and warrants that no material adverse change in Lessee’s financial condition has occurred since the date of the Playground Equipment Lease.

5. The Lease. The terms and provisions of the Playground Equipment Lease are hereby incorporated into this Schedule by reference and made a part hereof.

[Remainder of Page Intentionally Left Blank]

6. **Purchase Option Commencement Date.** For purposes of Section 10.01 of the Lease, the Purchase Option Commencement Date is October 7, 2025.

LESSOR:
RODNEY W. BONNETT
P.O. Box 541
Lake Hamilton, Florida 33851

LESSEE:
Hamilton Bluff Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

By Wes Bonnett
Title owner

By [Signature]
Title ViceChair

This Counterpart No. 1 must be manually executed and in serially numbered counterparts. To the extent that this Lease constitutes chattel paper (as defined in the Uniform Commercial Code), no security interest herein may be created through the transfer or possession of any Counterpart other than this Counterpart No. 1.

EXHIBIT A-1
RENTAL PAYMENT SCHEDULE

Hamilton Bluff Community Development

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2025	2,313.43	10.000%	1,492.83	3,806.31	3,806.31
12/01/2025	2,332.71	10.000%	1,473.60	3,806.31	
01/01/2026	2,352.14	10.000%	1,454.16	3,806.30	
02/01/2026	2,371.75	10.000%	1,434.56	3,806.31	
03/01/2026	2,391.51	10.000%	1,414.79	3,806.30	
04/01/2026	2,411.44	10.000%	1,394.86	3,806.30	
05/01/2026	2,431.54	10.000%	1,374.77	3,806.31	
06/01/2026	2,451.80	10.000%	1,354.50	3,806.30	
07/01/2026	2,472.23	10.000%	1,334.07	3,806.30	
08/01/2026	2,492.83	10.000%	1,313.47	3,806.30	
09/01/2026	2,513.60	10.000%	1,292.70	3,806.30	
10/01/2026	2,534.55	10.000%	1,271.75	3,806.30	
11/01/2026	2,555.67	10.000%	1,250.63	3,806.30	45,675.63
12/01/2026	2,576.97	10.000%	1,229.33	3,806.30	
01/01/2027	2,598.44	10.000%	1,207.86	3,806.30	
02/01/2027	2,620.10	10.000%	1,186.20	3,806.30	
03/01/2027	2,641.93	10.000%	1,164.37	3,806.30	
04/01/2027	2,663.95	10.000%	1,142.35	3,806.30	
05/01/2027	2,686.15	10.000%	1,120.15	3,806.30	
06/01/2027	2,708.53	10.000%	1,097.77	3,806.30	
07/01/2027	2,731.10	10.000%	1,075.20	3,806.30	
08/01/2027	2,753.86	10.000%	1,052.44	3,806.30	
09/01/2027	2,776.81	10.000%	1,029.49	3,806.30	
10/01/2027	2,799.95	10.000%	1,006.35	3,806.30	
11/01/2027	2,823.29	10.000%	983.02	3,806.31	45,675.61
12/01/2027	2,846.81	10.000%	959.49	3,806.30	
01/01/2028	2,870.54	10.000%	935.77	3,806.31	
02/01/2028	2,894.46	10.000%	911.84	3,806.30	
03/01/2028	2,918.58	10.000%	887.72	3,806.30	
04/01/2028	2,942.90	10.000%	863.40	3,806.30	
05/01/2028	2,967.42	10.000%	838.88	3,806.30	
06/01/2028	2,992.15	10.000%	814.15	3,806.30	
07/01/2028	3,017.09	10.000%	789.22	3,806.31	
08/01/2028	3,042.23	10.000%	764.07	3,806.30	
09/01/2028	3,067.58	10.000%	738.72	3,806.30	
10/01/2028	3,093.14	10.000%	713.16	3,806.30	
11/01/2028	3,118.92	10.000%	687.38	3,806.30	45,675.62
12/01/2028	3,144.91	10.000%	661.39	3,806.30	
01/01/2029	3,171.12	10.000%	635.18	3,806.30	
02/01/2029	3,197.54	10.000%	608.76	3,806.30	
03/01/2029	3,224.19	10.000%	582.11	3,806.30	
04/01/2029	3,251.06	10.000%	555.24	3,806.30	
05/01/2029	3,278.15	10.000%	528.15	3,806.30	
06/01/2029	3,305.47	10.000%	500.83	3,806.30	
07/01/2029	3,333.01	10.000%	473.29	3,806.30	
08/01/2029	3,360.79	10.000%	445.51	3,806.30	
09/01/2029	3,388.80	10.000%	417.51	3,806.31	
10/01/2029	3,417.04	10.000%	389.27	3,806.31	
11/01/2029	3,445.51	10.000%	360.79	3,806.30	45,675.62
12/01/2029	3,474.22	10.000%	332.08	3,806.30	
01/01/2030	3,503.18	10.000%	303.13	3,806.31	
02/01/2030	3,532.37	10.000%	273.93	3,806.30	
03/01/2030	3,561.81	10.000%	244.50	3,806.31	
04/01/2030	3,591.49	10.000%	214.81	3,806.30	
05/01/2030	3,621.42	10.000%	184.89	3,806.31	
06/01/2030	3,651.60	10.000%	154.71	3,806.31	
07/01/2030	3,682.02	10.000%	124.28	3,806.30	
08/01/2030	3,712.71	10.000%	93.59	3,806.30	
09/01/2030	3,743.65	10.000%	62.65	3,806.30	
10/01/2030	3,774.84	10.000%	31.46	3,806.30	
11/01/2030					41,869.34
	179,145.00		49,233.13	228,378.13	228,378.13

EXHIBIT A-2 EQUIPMENT

Zoho Sign Document ID: 26E1D16D-NEGIIFFPYD9KBNYMHDR9Y9UQFGRJHYXPQXF8YFOQCEY



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
9/15/2025	49205

Project Name
Lake Hamilton playground, ameri...



WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To
Cassidy Land Development 346 E. Central Ave. Winter Haven, FL 33880

Ship To
100 Smith Ave. Lake Hamilton, FL 33838

Item	Description	Qty	Cost	Total:
	1. Supply and install 1x play areas, 1x swing, borders, ramp, loose rubber surfacing. 2. Supply and install site furnishings to include 6x benches, 1x tables, 1x receptacles and 1x bike rack at play picnic open lawn 3. Supply and install 3x various shades across the site 4. Supply and install 8x receptacles, 2x shades and 2x tables at Amenity Center pool area 5. Supply and install shade, 3x benches, 1x table and shade at Open Lawn area **PLAY EQUIPMENT**			
25-PKP012P	Figgs Landing - Primary	1	29,795.00	29,795.00
25-PSW220WS	2 Bay & 2 Cantilevers Frame: incl. Hangers, 2 Bay Belt Seat Pkg, 1 Bay Bucket Pkg	1	2,828.00	2,828.00
CLR	Colors: blue frame			0.00
Shipping	Combined Shipping and Freight Charges	1	3,120.00	3,120.00
	SHADES			
25-CU161608IG	CU161608IG-16x16x8' Height - INGROUND - WITH GLIDE-Hexagon CANTILEVER UMBRELLA	2	7,840.00	15,680.00
CLR	Colors: frames black, fabric forest green			0.00
25-SD202008IG	SD202008IG-20x20x8' Height - INGROUND - WITH GLIDE- SQUARE	1	6,720.00	6,720.00

AGREED AND ACCEPTED: If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.		
<i>Kristin Cassidy</i> _____ Signature	Sep 15 2025 / _____ Name / Title	_____ Date

Subtotal:
Sales Tax: (7.0%)
Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
9/15/2025	49205

Project Name
Lake Hamilton playground, ameri...



WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To
Cassidy Land Development
346 E. Central Ave.
Winter Haven, FL 33880

Ship To
100 Smith Ave.
Lake Hamilton, FL 33838

Item	Description	Qty	Cost	Total:
CLR CSSD	Colors: frame black, fabric sky blue Custom Shade Design 40x16x10 SN Curved Hanging Cantilever	1	26,180.00	26,180.00
CLR ENGDRAW ENGDRAW Shipping	Colors: frame black, fabric sky blue Engineered Drawings for Permitting Engineered Drawings for Permitting Combined Shipping and Freight Charges	2 1 1	840.00 1,440.00 3,784.80	0.00 1,680.00 1,440.00 3,784.80
25- B6WBULS	**SITE FURNISHINGS** 6' UltraLeisure? Standard Bench with Back, In-Ground Mount	9	599.53333	5,395.80
CLR 25- T6ULHDCP	Colors:frame black, coatings green 6' UltraLeisure? Accessible Rectangular Portable Table	4	1,150.5325	0.00 4,602.13
CLR 25- TR32	Colors: frame black, coating green 32 Gallon Regal Standard Trash Receptacle, Receptacle Only	10	454.267	0.00 4,542.67
CLR 25- DOME32 BL...	Colors: frame black, coating black Plastic Dome Top for 32 Gallon Receptacles - Black Color	10	183.867	0.00 1,838.67
25- LINER32-BL...	Plastic Liner - Black Color	10	79.613	796.13
25- MSBR3-SM	Wave Bike Rack, 3-Hump, Surface Mount	1	749.73	749.73
CLR Shipping	Colors: black Combined Shipping and Freight Charges	1	1,846.80	0.00 1,846.80

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.
Kristin Cassidy Sep 15 2025 /
Signature Name / Title Date

Subtotal:
Sales Tax: (7.0%)
Total:

Terms and Conditions - Price valid for 90 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com

EXHIBIT B

ACCEPTANCE CERTIFICATE

RODNEY W. BONNETT

988 Snively Avenue

Winter Haven, Florida 33880

Re: Schedule of Property No. 1, dated October ____, 2025, to Playground Equipment Lease/Purchase Agreement, dated as of October ____, 2025, between RODNEY W. BONNETT, as Lessor, and the Hamilton Bluff Community Development District, as Lessee.

Ladies and Gentlemen:

In accordance with the Playground Equipment Lease/Purchase Agreement (the "Agreement"), the undersigned Lessee hereby certifies and represents to, and agrees with Lessor as follows:

1. All of the Equipment (as such term is defined in the Agreement) listed in the above-referenced Schedule of Property (the "Schedule") has been delivered, installed and accepted on the date hereof.

2. Lessee has conducted such inspection and/or testing of the Equipment listed in the Schedule as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.

3. Lessee is currently maintaining the insurance coverage required by Section 7.02 of the Agreement.

4. No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default (as defined in the Agreement) exists at the date hereof.

Date: October ____, 2025

LESSEE:
Hamilton Bluff Community Development District

By 
Title Vice Chair

EXHIBIT C
CERTIFICATE

The undersigned, a duly elected Chairman of the Board of Supervisors of the Hamilton Bluff Community Development District, certified as follows:

- A. The following listed persons are duly elected and acting officials of the
- B. Hamilton Bluff Community Development District, as Lessee (the "Officials") in the capacity set forth opposite their respective names below and that the facsimile signatures are true and correct as of the date hereof.

B. The Officials are duly authorized, on behalf of Lessee, to negotiate, execute and deliver the Playground Equipment Lease/Purchase Agreement dated as of October ____, 2025 and the Schedule(s) thereunder and all future Schedule(s) (the "Agreements") by and between Lessee and RODNEY W. BONNETT, and these Agreements are binding and authorized Agreements of Lessee, enforceable in all respects in accordance with their terms.

Name of Official	Title	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

Dated _____ By _____
Title _____
(Seal)

The signer of this Certificate cannot be listed above as authorized to execute the Agreements.

SECTION V

REBATE REPORT

\$19,165,000

Hamilton Bluff Community Development District

(Town of Lake Hamilton, Florida)

Special Assessment Bonds, Series 2024

(Assessment Area One Project)

Dated: March 14, 2024

Delivered: March 14, 2024

Rebate Report to the Computation Date

March 14, 2029

Reflecting Activity Through

March 31, 2026



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Reserve Fund	17
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	18
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	19



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 30, 2026

Hamilton Bluff Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$19,165,000 Hamilton Bluff Community Development District (Town of Lake Hamilton, Florida),
Special Assessment Bonds, Series 2024 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Hamilton Bluff Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the March 14, 2029 Computation Date
Reflecting Activity from March 14, 2024 through March 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	5.232039%	209,464.59	(24,030.93)
Reserve Fund	4.631508%	97,668.59	(27,829.95)
Cost of Issuance Fund	5.235287%	6.84	(0.78)
Totals	5.029349%	\$307,140.02	\$(51,861.66)
Bond Yield	5.696516%		
Rebate Computation Credits			(5,222.34)
Net Rebatable Arbitrage			\$(57,084.00)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebateable Arbitrage, investment activity is reflected from March 14, 2024, the date of the closing, through March 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of March 14, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between March 14, 2024 and March 31, 2026, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

March 14, 2029.

7. Computation Period

The period beginning on March 14, 2024, the date of the closing, and ending on March 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	220866000
Interest	220866001
Sinking	220866002
Prepayment	220866003
Reserve	220866004
Acquisition and Construction	220866005
Cost of Issuance	220866006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of March 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to March 14, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on March 14, 2029, is the Rebateable Arbitrage.

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Delivered: March 14, 2024

Sources of Funds

Par Amount	\$19,165,000.00
Net Original Issue Discount	-74,964.30
Total	\$19,090,035.70

Uses of Funds

Acquisition and Construction Fund	\$17,165,970.70
Reserve Fund	1,330,790.00
Cost of Issuance Fund	209,975.00
Underwriter's Discount	383,300.00
Total	\$19,090,035.70

PROOF OF ARBITRAGE YIELD

\$19,165,000

Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)

Date	Debt Service	Present Value to 03/14/2024 @ 5.6965158687%
11/01/2024	672,749.18	649,338.99
05/01/2025	803,457.50	754,022.44
11/01/2025	527,112.50	480,980.80
05/01/2026	807,112.50	716,080.02
11/01/2026	520,532.50	449,033.14
05/01/2027	815,532.50	684,029.57
11/01/2027	513,600.00	418,853.05
05/01/2028	823,600.00	653,064.48
11/01/2028	506,315.00	390,358.44
05/01/2029	831,315.00	623,177.06
11/01/2029	498,677.50	363,470.09
05/01/2030	838,677.50	594,356.42
11/01/2030	490,687.50	338,111.56
05/01/2031	845,687.50	566,588.81
11/01/2031	482,345.00	314,209.22
05/01/2032	857,345.00	543,025.00
11/01/2032	472,032.50	290,696.07
05/01/2033	867,032.50	519,165.35
11/01/2033	461,170.00	268,493.91
05/01/2034	881,170.00	498,811.14
11/01/2034	449,620.00	247,471.46
05/01/2035	889,620.00	476,087.86
11/01/2035	437,520.00	227,658.32
05/01/2036	902,520.00	456,610.11
11/01/2036	424,732.50	208,933.10
05/01/2037	914,732.50	437,510.94
11/01/2037	411,257.50	191,254.52
05/01/2038	931,257.50	421,085.91
11/01/2038	396,957.50	174,521.12
05/01/2039	946,957.50	404,797.23
11/01/2039	381,832.50	158,702.22
05/01/2040	961,832.50	388,698.28
11/01/2040	365,882.50	143,766.55
05/01/2041	980,882.50	374,745.37
11/01/2041	348,970.00	129,631.47
05/01/2042	998,970.00	360,809.41
11/01/2042	331,095.00	116,273.59
05/01/2043	1,016,095.00	346,949.16
11/01/2043	312,257.50	103,668.66
05/01/2044	1,037,257.50	334,829.90
11/01/2044	292,320.00	91,748.56
05/01/2045	1,057,320.00	322,663.78
11/01/2045	270,135.00	80,154.46
05/01/2046	1,080,135.00	311,621.87
11/01/2046	246,645.00	69,187.12
05/01/2047	1,106,645.00	301,831.34
11/01/2047	221,705.00	58,794.21
05/01/2048	1,131,705.00	291,806.77
11/01/2048	195,315.00	48,966.69
05/01/2049	1,160,315.00	282,842.17
11/01/2049	167,330.00	39,659.31
05/01/2050	1,192,330.00	274,770.96
11/01/2050	137,605.00	30,832.71
05/01/2051	1,222,605.00	266,358.56
11/01/2051	106,140.00	22,483.43
05/01/2052	1,256,140.00	258,716.81

PROOF OF ARBITRAGE YIELD

\$19,165,000
 Hamilton Bluff Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Date	Debt Service	Present Value to 03/14/2024 @ 5.6965158687%
11/01/2052	72,790.00	14,576.77
05/01/2053	1,292,790.00	251,721.73
11/01/2053	37,410.00	7,082.45
05/01/2054	1,327,410.00	244,345.27
	40,531,191.68	19,090,035.70

Proceeds Summary

Delivery date	03/14/2024
Par Value	19,165,000.00
Premium (Discount)	-74,964.30
Target for yield calculation	19,090,035.70

BOND DEBT SERVICE

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/14/2024					
11/01/2024			672,749.18	672,749.18	
05/01/2025	270,000	4.700%	533,457.50	803,457.50	1,476,206.68
11/01/2025			527,112.50	527,112.50	
05/01/2026	280,000	4.700%	527,112.50	807,112.50	1,334,225.00
11/01/2026			520,532.50	520,532.50	
05/01/2027	295,000	4.700%	520,532.50	815,532.50	1,336,065.00
11/01/2027			513,600.00	513,600.00	
05/01/2028	310,000	4.700%	513,600.00	823,600.00	1,337,200.00
11/01/2028			506,315.00	506,315.00	
05/01/2029	325,000	4.700%	506,315.00	831,315.00	1,337,630.00
11/01/2029			498,677.50	498,677.50	
05/01/2030	340,000	4.700%	498,677.50	838,677.50	1,337,355.00
11/01/2030			490,687.50	490,687.50	
05/01/2031	355,000	4.700%	490,687.50	845,687.50	1,336,375.00
11/01/2031			482,345.00	482,345.00	
05/01/2032	375,000	5.500%	482,345.00	857,345.00	1,339,690.00
11/01/2032			472,032.50	472,032.50	
05/01/2033	395,000	5.500%	472,032.50	867,032.50	1,339,065.00
11/01/2033			461,170.00	461,170.00	
05/01/2034	420,000	5.500%	461,170.00	881,170.00	1,342,340.00
11/01/2034			449,620.00	449,620.00	
05/01/2035	440,000	5.500%	449,620.00	889,620.00	1,339,240.00
11/01/2035			437,520.00	437,520.00	
05/01/2036	465,000	5.500%	437,520.00	902,520.00	1,340,040.00
11/01/2036			424,732.50	424,732.50	
05/01/2037	490,000	5.500%	424,732.50	914,732.50	1,339,465.00
11/01/2037			411,257.50	411,257.50	
05/01/2038	520,000	5.500%	411,257.50	931,257.50	1,342,515.00
11/01/2038			396,957.50	396,957.50	
05/01/2039	550,000	5.500%	396,957.50	946,957.50	1,343,915.00
11/01/2039			381,832.50	381,832.50	
05/01/2040	580,000	5.500%	381,832.50	961,832.50	1,343,665.00
11/01/2040			365,882.50	365,882.50	
05/01/2041	615,000	5.500%	365,882.50	980,882.50	1,346,765.00
11/01/2041			348,970.00	348,970.00	
05/01/2042	650,000	5.500%	348,970.00	998,970.00	1,347,940.00
11/01/2042			331,095.00	331,095.00	
05/01/2043	685,000	5.500%	331,095.00	1,016,095.00	1,347,190.00
11/01/2043			312,257.50	312,257.50	
05/01/2044	725,000	5.500%	312,257.50	1,037,257.50	1,349,515.00
11/01/2044			292,320.00	292,320.00	
05/01/2045	765,000	5.800%	292,320.00	1,057,320.00	1,349,640.00
11/01/2045			270,135.00	270,135.00	
05/01/2046	810,000	5.800%	270,135.00	1,080,135.00	1,350,270.00
11/01/2046			246,645.00	246,645.00	
05/01/2047	860,000	5.800%	246,645.00	1,106,645.00	1,353,290.00
11/01/2047			221,705.00	221,705.00	
05/01/2048	910,000	5.800%	221,705.00	1,131,705.00	1,353,410.00
11/01/2048			195,315.00	195,315.00	
05/01/2049	965,000	5.800%	195,315.00	1,160,315.00	1,355,630.00
11/01/2049			167,330.00	167,330.00	
05/01/2050	1,025,000	5.800%	167,330.00	1,192,330.00	1,359,660.00
11/01/2050			137,605.00	137,605.00	
05/01/2051	1,085,000	5.800%	137,605.00	1,222,605.00	1,360,210.00
11/01/2051			106,140.00	106,140.00	
05/01/2052	1,150,000	5.800%	106,140.00	1,256,140.00	1,362,280.00

BOND DEBT SERVICE

\$19,165,000

Hamilton Bluff Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2052			72,790.00	72,790.00	
05/01/2053	1,220,000	5.800%	72,790.00	1,292,790.00	1,365,580.00
11/01/2053			37,410.00	37,410.00	
05/01/2054	1,290,000	5.800%	37,410.00	1,327,410.00	1,364,820.00
	19,165,000		21,366,191.68	40,531,191.68	40,531,191.68

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
03/14/24	Beg Bal	-17,165,970.70	-22,732,006.22
03/20/24		33,897.30	44,846.44
03/21/24		1,516,952.68	2,006,629.11
03/21/24		23,600.00	31,218.14
03/21/24		234,817.66	310,617.44
03/21/24		2,425.00	3,207.80
03/25/24		36,914.62	48,800.29
03/26/24		79.95	105.68
03/26/24		533.00	704.50
03/26/24		6,357.16	8,402.71
03/26/24		2,092.08	2,765.25
04/02/24		-3,436.07	-4,537.45
04/03/24		277,830.75	366,827.81
04/17/24		190,206.67	250,587.29
04/17/24		728,760.71	960,103.92
04/19/24		1,735,590.39	2,285,835.69
04/19/24		510,751.13	672,677.82
04/19/24		71,720.00	94,457.85
05/02/24		-5,727.27	-7,527.74
05/08/24		8,546.35	11,222.54
05/08/24		2,559.00	3,360.32
05/08/24		2,329,915.08	3,059,499.66
05/08/24		6,557.77	8,611.26
05/08/24		9,481.15	12,450.06
05/08/24		20,031.18	26,303.70
05/08/24		18,062.09	23,718.01
05/13/24		73,200.00	96,046.73
05/28/24		1,676.25	2,194.29
05/28/24		-1,676.25	-2,194.29
05/28/24		148,704.37	194,660.95
05/29/24		665,191.78	870,631.18
05/29/24		3,500.00	4,580.95
05/29/24		6,487.77	8,491.47
06/04/24		-5,918.49	-7,740.33
06/05/24		159,021.12	207,938.82
06/07/24		1,676.25	2,191.21
06/07/24		1,648,567.39	2,155,023.25
06/07/24		367,450.76	480,335.19
06/20/24		622.00	811.44
06/20/24		25,045.79	32,673.76
06/20/24		55,098.24	71,879.01
06/21/24		43,249.28	56,412.52
06/21/24		40,031.81	52,215.79
06/21/24		31,500.00	41,087.26
07/02/24		-5,727.62	-7,458.05
07/09/24		68,941.40	89,672.03
07/09/24		25,900.00	33,688.11

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
07/17/24		181.50	235.78
07/17/24		2,106,448.49	2,736,438.34
08/02/24		-5,914.98	-7,666.05
08/02/24		464.00	601.36
08/02/24		2,051,049.59	2,658,242.35
08/02/24		58,892.51	76,327.05
08/02/24		53,348.85	69,142.24
08/02/24		74,569.60	96,645.19
08/23/24		73,885.62	95,445.48
08/23/24		765.00	988.23
08/23/24		36,762.62	47,489.97
08/23/24		20,928.17	27,035.02
08/23/24		124,344.91	160,628.81
08/28/24		487.50	629.26
08/29/24		1,663,558.89	2,146,975.31
09/04/24		-5,913.98	-7,626.58
09/13/24		-793,306.10	-1,021,600.30
10/01/24		13,404.36	17,213.40
10/02/24		-5,505.07	-7,068.31
10/07/24		334,632.50	429,320.95
10/18/24		265,024.44	339,433.36
10/18/24		690.00	883.73
10/18/24		2,000.00	2,561.52
10/18/24		94,420.00	120,929.59
10/18/24		58,277.90	74,640.15
10/18/24		38,315.00	49,072.41
11/04/24		-5,350.27	-6,835.34
11/13/24		4,700.00	5,996.15
11/13/24		310.00	395.49
11/13/24		-159,786.46	-203,851.80
11/19/24		16,806.66	21,421.48
11/19/24		4,500.00	5,735.62
12/03/24		-4,970.01	-6,320.87
12/04/24		1,777.08	2,259.74
12/04/24		2,240.00	2,848.39
12/20/24		98,470.00	124,902.57
12/23/24		1,580.00	2,003.19
12/24/24		12,515.57	15,865.25
12/24/24		4,605.00	5,837.49
12/24/24		18,987.50	24,069.34
01/03/25		-4,950.22	-6,266.30
01/23/25		2,000.00	2,523.84
01/31/25		160.00	201.69
02/04/25		-4,799.67	-6,046.41
02/18/25		800.00	1,005.60
03/03/25		2,343.75	2,939.22
03/03/25		5,362.84	6,725.36

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
03/04/25		-4,335.22	-5,435.81
03/19/25		640.00	800.60
03/27/25		4,090.00	5,109.97
03/27/25		1,580.00	1,974.02
03/27/25		158.00	197.40
04/02/25		-4,799.60	-5,991.85
04/25/25		589.50	733.30
04/25/25		2,000.00	2,487.87
04/25/25		-84,382.65	-104,966.44
05/02/25		-4,644.84	-5,771.57
05/07/25		92,297.01	114,596.63
05/12/25		-665,395.00	-825,514.92
05/27/25		665,395.00	823,585.17
06/03/25		-3,250.99	-4,020.11
06/12/25		-35,994.00	-44,447.02
06/13/25		-64,867.07	-80,088.30
06/17/25		35,674.00	44,017.52
06/17/25		320.00	394.84
06/17/25		69,343.00	85,561.11
06/20/25		-43,383.12	-53,504.62
06/24/25		43,383.12	53,471.24
06/26/25		-5,405.27	-6,660.11
06/27/25		5,405.27	6,659.07
07/01/25		-2,322.51	-2,859.45
07/03/25		-41,220.00	-50,733.82
07/03/25		39,700.00	48,863.00
07/03/25		1,200.00	1,476.97
07/03/25		320.00	393.86
07/10/25		-4,729.76	-5,815.06
07/15/25		4,089.76	5,024.29
07/15/25		640.00	786.24
07/17/25		-67,100.00	-82,406.88
07/18/25		67,100.00	82,394.02
07/25/25		-200,000.00	-245,317.68
08/04/25		-2,399.81	-2,939.45
08/04/25		20,559.63	25,182.82
08/04/25		27,821.39	34,077.51
08/05/25		-42.00	-51.44
08/05/25		42.00	51.44
08/14/25		1,307.40	1,598.89
08/14/25		670.00	819.38
08/14/25		-66,418.85	-81,227.44
08/15/25		1,034.80	1,265.32
08/15/25		4,608.00	5,634.51
08/15/25		59,500.00	72,754.63
08/15/25		1,276.05	1,560.31
08/28/25		179.25	218.74

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
09/03/25		-2,397.65	-2,923.54
09/04/25		-153,381.02	-186,994.06
09/04/25		335.00	408.41
09/04/25		1,584.00	1,931.13
09/12/25		-49,110.85	-59,798.67
09/15/25		50,602.35	61,585.93
09/18/25		-3,720.59	-4,526.05
09/19/25		3,312.00	4,028.38
09/19/25		642.54	781.52
09/19/25		2,163.70	2,631.70
09/25/25		-59,143.20	-71,868.41
09/26/25		305,000.00	370,565.76
09/26/25		1,700.00	2,065.45
09/26/25		57,443.20	69,791.75

03/14/29	TOTALS:	209,464.59	-24,030.93

ISSUE DATE:	03/14/24	REBATABLE ARBITRAGE:	-24,030.93
COMP DATE:	03/14/29	NET INCOME:	209,464.59
BOND YIELD:	5.696516%	TAX INV YIELD:	5.232039%

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
03/14/24	Beg Bal	-1,330,790.00	-1,762,296.29
04/02/24		3,436.07	4,537.45
05/02/24		5,727.27	7,527.74
06/04/24		5,918.49	7,740.33
07/02/24		5,727.62	7,458.05
08/02/24		5,914.98	7,666.05
09/04/24		5,913.98	7,626.58
10/02/24		5,505.07	7,068.31
11/04/24		5,350.27	6,835.34
12/03/24		4,970.01	6,320.87
01/03/25		4,950.22	6,266.30
02/04/25		4,799.67	6,046.41
03/04/25		4,335.22	5,435.81
04/02/25		4,799.60	5,991.85
05/02/25		4,644.84	5,771.57
05/12/25		665,395.00	825,514.92
06/03/25		3,250.99	4,020.11
07/02/25		3,322.51	4,090.00
08/04/25		2,399.81	2,939.45
09/03/25		2,397.65	2,923.54
10/02/25		2,247.67	2,728.30
11/04/25		2,249.38	2,716.77
12/02/25		2,048.92	2,463.87
01/05/26		2,021.48	2,418.39
02/03/26		1,976.27	2,354.00
03/03/26		1,784.69	2,115.87
03/31/26	Bal	665,395.00	785,555.73
03/31/26	Acc	1,975.91	2,332.73

03/14/29	TOTALS:	97,668.59	-27,829.95

ISSUE DATE: 03/14/24 REBATABL ARBITRAGE: -27,829.95
COMP DATE: 03/14/29 NET INCOME: 97,668.59
BOND YIELD: 5.696516% TAX INV YIELD: 4.631508%

\$19,165,000
Hamilton Bluff Community Development District
(Town of Lake Hamilton, Florida)
Special Assessment Bonds, Series 2024
(Assessment Area One Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
03/14/24	Beg Bal	-209,975.00	-278,059.02
03/14/24		59,000.00	78,130.65
03/14/24		55,000.00	72,833.65
03/14/24		50,000.00	66,212.41
03/14/24		30,000.00	39,727.45
03/14/24		6,000.00	7,945.49
03/14/24		2,500.00	3,310.62
03/14/24		1,750.00	2,317.43
03/19/24		5,635.88	7,457.48
10/10/24		95.96	123.06

03/14/29	TOTALS:	6.84	-0.78

ISSUE DATE:	03/14/24	REBATABL ARBITRAGE:	-0.78
COMP DATE:	03/14/29	NET INCOME:	6.84
BOND YIELD:	5.696516%	TAX INV YIELD:	5.235287%

\$19,165,000
 Hamilton Bluff Community Development District
 (Town of Lake Hamilton, Florida)
 Special Assessment Bonds, Series 2024
 (Assessment Area One Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.696516%)
03/14/25		-2,120.00	-2,654.06
03/14/26		-2,170.00	-2,568.27

03/14/29	TOTALS:	-4,290.00	-5,222.34

ISSUE DATE: 03/14/24 REBATABLE ARBITRAGE: -5,222.34
 COMP DATE: 03/14/29
 BOND YIELD: 5.696516%

SECTION VI

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

April 19, 2026 to May 23, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	5/5/26	323-327	\$ 29,952.18
	5/18/26	328-332	\$ 25,874.03
	5/20/26	333	\$ 89,572.50
		Autodrafts	\$ 10,088.09
		Total	\$ 155,486.80
Supervisor Fees			
	<u>May 2026</u>		
	Emily J Hazelrig	50032	\$ 184.70
	Lindsey E Roden	50033	\$ 150.00
	Bobbie J Shockley	50034	\$ 150.00
		Total	\$ 484.70
			\$ 155,971.50

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/05/26	00046	4/01/26 04012026	202604 330-57200-48400	EQUIPMENT LEASE APR26	*	980.34		
		5/01/26 05012026	202605 300-15500-10000	EQUIPMENT LEASE JUN26	*	980.34		
		5/01/26 05012026	202605 330-57200-48400	EQUIPMENT LEASE MAY26	*	980.35		
BOWPROP II							2,941.03	000323
5/05/26	00007	4/10/26 22485639	202603 310-51300-31100	GENERAL ENGINEERING MAR26	*	62.50		
DEWBERRY ENGINEERS INC.							62.50	000324
5/05/26	00001	4/01/26 78	202604 320-53800-34000	FIELD MANAGEMENT	*	1,250.00		
		4/01/26 79	202604 310-51300-34000	MANAGEMENT FEES	*	3,261.67		
		4/01/26 79	202604 310-51300-35200	WEBSITE ADMINISTRATION	*	108.17		
		4/01/26 79	202604 310-51300-35100	INFORMATION TECHNOLOGY	*	162.25		
		4/01/26 79	202604 310-51300-31300	DISSEMINATION AGENT SVC	*	429.17		
		4/01/26 79	202604 310-51300-51000	OFFICE SUPPLIES	*	.09		
		4/01/26 79	202604 310-51300-42000	POSTAGE	*	2.23		
		4/01/26 79	202604 310-51300-42500	COPIES	*	10.05		
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,223.63	000325
5/05/26	00014	4/12/26 14748	202603 310-51300-31500	GENERAL COUNSEL MAR26	*	744.50		
		4/12/26 14817	202603 310-51300-49100	BOUNDARY AMENDMENT MAR26	*	153.50		
KILINSKI VAN WYK PLLC							898.00	000326
5/05/26	00035	2/26/26 22652	202512 320-53800-47100	POND DISCING DEC25	*	1,200.00		
		4/01/26 23100	202602 320-53800-47100	POND DISCING FEB26	*	1,200.00		
		4/01/26 23146	202603 320-53800-47100	POND DISCING MAR26	*	1,200.00		
		4/01/26 23147	202604 320-53800-47100	POND DISCING APR26	*	1,200.00		
		4/01/26 23184	202604 320-53800-46200	LAWN MAINTENANCE APR26	*	15,772.00		

HAMB HAMILTON BLUFF TPAK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/17/26 23477	202604 320-53800-47300	REPLACE HEAD,LINE,NOZZLE PRINCE & SONS, INC.	*	255.02	20,827.02 000327
5/18/26	00041	4/30/26 7891-04-	202604 310-51300-31200	S2024 REPORT AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000328
5/18/26	00007	5/15/26 22489540	202604 310-51300-31100	GENERAL ENGINEERING APR26 DEWBERRY ENGINEERS INC.	*	522.50	522.50 000329
5/18/26	00001	5/01/26 80	202605 320-53800-34000	FIELD MANAGEMENT	*	1,250.00	
		5/01/26 81	202605 310-51300-34000	MANAGEMENT FEES	*	3,261.67	
		5/01/26 81	202605 310-51300-35200	WEBSITE ADMINISTRATION	*	108.17	
		5/01/26 81	202605 310-51300-35100	INFORMATION TECHNOLOGY	*	162.25	
		5/01/26 81	202605 310-51300-31300	DISSEMINATION AGENT SVC	*	429.17	
		5/01/26 81	202605 310-51300-51000	OFFICE SUPPLIES	*	2.68	
		5/01/26 81	202605 310-51300-42000	POSTAGE	*	109.29	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,323.23 000330
5/18/26	00035	5/01/26 23763	202605 320-53800-46200	LAWN MAINTENANCE MAY26 PRINCE & SONS, INC.	*	15,772.00	15,772.00 000331
5/18/26	00037	5/15/26 05152026	202605 300-15500-10000	PLAYGROUND LEASE JUN26 RODNEY W. BONNETT	*	3,806.30	3,806.30 000332
5/20/26	00039	4/14/26 9226	202604 320-53800-60000	PLAYGROUND - FINAL PMT LEGACY CONSTRUCTION SERVICES GROUP	*	89,572.50	89,572.50 000333
TOTAL FOR BANK A						145,398.71	

HAMB HAMILTON BLUFF TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00036	4/15/26	2899-04. 1401 POCKET WILD APR26	202604	320	53800	43000		DUKE ENERGY	*	305.99	305.99	080028
4/22/26	00036	4/15/26	3725-04. 1500 REDWOOD APR26	202604	320	53800	43000		DUKE ENERGY	*	20.10	20.10	080029
4/22/26	00036	4/15/26	5025-04. 2675 ABSOLUTE IRRG APR26	202604	320	53800	43000		DUKE ENERGY	*	261.16	261.16	080030
4/22/26	00036	4/16/26	1386-04. 0 WATER TANK LITE APR26	202604	320	53800	43100		DUKE ENERGY	*	4,484.51	4,484.51	080031
5/18/26	00036	5/14/26	2899-05. 1401 POCKET WILD MAY26	202605	320	53800	43000		DUKE ENERGY	*	271.58	271.58	080032
5/18/26	00036	5/14/26	3725-05. 1500 REDWOOD MAY26	202605	320	53800	43000		DUKE ENERGY	*	20.10	20.10	080033
5/18/26	00036	5/14/26	5025-05. 2675 ABSOLUTE IRRG MAY26	202605	320	53800	43000		DUKE ENERGY	*	240.14	240.14	080034
5/18/26	00036	5/15/26	1386-05. 0 WATER TANK LITE MAY26	202605	320	53800	43100		DUKE ENERGY	*	4,484.51	4,484.51	080035
TOTAL FOR BANK Z											10,088.09		
TOTAL FOR REGISTER											155,486.80		

HAMB HAMILTON BLUFF TPARK

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2024 Debt Service Fund</u>
5	<u>Series 2024 Capital Projects Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Hamilton Bluff
Community Development District
Combined Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 94,769	\$ -	\$ -	\$ 94,769
Due from Developer	\$ -	\$ -	\$ 57,778	\$ 57,778
Due from General Fund	\$ -	\$ 3,528	\$ -	\$ 3,528
Investments:				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 2,004	\$ 2,004
Reserve	\$ -	\$ 665,395	\$ -	\$ 665,395
Revenue	\$ -	\$ 1,363,743	\$ -	\$ 1,363,743
State Board of Administration	\$ 816,184	\$ -	\$ -	\$ 816,184
Prepaid Expenses	\$ 3,806	\$ -	\$ -	\$ 3,806
Total Assets	\$ 914,759	\$ 2,032,667	\$ 59,782	\$ 3,007,208
Liabilities:				
Accounts Payable	\$ 118,536	\$ -	\$ -	\$ 118,536
Due to Debt Service	\$ 3,528	\$ -	\$ -	\$ 3,528
Total Liabilities	\$ 122,065	\$ -	\$ -	\$ 122,065
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 2,032,667	\$ -	\$ 2,032,667
Capital Projects - Series 2024	\$ -	\$ -	\$ 59,782	\$ 59,782
Unassigned	\$ 792,694	\$ -	\$ -	\$ 792,694
Total Fund Balances	\$ 792,694	\$ 2,032,667	\$ 59,782	\$ 2,885,143
Total Liabilities & Fund Balance	\$ 914,759	\$ 2,032,667	\$ 59,782	\$ 3,007,208

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - On Roll	\$ 520,770	\$ 520,770	\$ 520,894	\$ 123
Assessments - Direct	\$ 96,038	\$ 72,029	\$ 72,029	\$ -
Interest	\$ -	\$ -	\$ 9,349	\$ 9,349
Total Revenues	\$ 616,809	\$ 592,799	\$ 602,272	\$ 9,473
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,800	\$ 4,200
Employer FICA Expense	\$ 918	\$ 536	\$ 214	\$ 321
Engineering	\$ 10,000	\$ 5,833	\$ 2,398	\$ 3,436
Attorney	\$ 25,000	\$ 14,583	\$ 7,429	\$ 7,154
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,150	\$ 3,004	\$ 3,004	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 4,500	\$ 6,532	\$ (2,032)
Management Fees	\$ 39,140	\$ 22,832	\$ 22,832	\$ -
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ (0)
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Postage & Delivery	\$ 1,000	\$ 583	\$ 454	\$ 129
Insurance	\$ 7,434	\$ 7,434	\$ 5,602	\$ 1,832
Copies	\$ 500	\$ 292	\$ 15	\$ 276
Legal Advertising	\$ 5,000	\$ 2,917	\$ 1,044	\$ 1,872
Boundary Amendment Expenses	\$ -	\$ -	\$ 154	\$ (154)
Other Current Charges	\$ 2,000	\$ 1,167	\$ 167	\$ 1,000
Office Supplies	\$ 625	\$ 365	\$ 9	\$ 355
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 127,937	\$ 81,213	\$ 63,271	\$ 17,942

Hamilton Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 13,500	\$ 13,500	\$ 1,732	\$ 11,768
Field Management	\$ 15,000	\$ 8,750	\$ 8,750	\$ -
Landscape Maintenance	\$ 179,072	\$ 104,459	\$ 107,004	\$ (2,545)
Landscape Replacement	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Pond Maintenance	\$ 14,400	\$ 8,400	\$ 4,800	\$ 3,600
Streetlighting	\$ 55,000	\$ 32,083	\$ 21,429	\$ 10,654
Electric	\$ 1,500	\$ 875	\$ 4,196	\$ (3,321)
Water & Sewer	\$ 35,000	\$ 20,417	\$ -	\$ 20,417
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 360	\$ 4,015
General Repairs & Maintenance	\$ 12,500	\$ 7,292	\$ 2,285	\$ 5,007
Holiday Décor	\$ 7,500	\$ 7,500	\$ 7,450	\$ 50
Field Contingency	\$ 7,500	\$ 4,375	\$ 330	\$ 4,045
Total Field Expenditures	\$ 360,472	\$ 219,025	\$ 158,336	\$ 60,690
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 10,875	\$ 6,344	\$ -	\$ 6,344
Amenity - Water	\$ 4,125	\$ 2,406	\$ -	\$ 2,406
Playground Lease	\$ 41,250	\$ 24,063	\$ 23,818	\$ 244
Internet	\$ 1,200	\$ 700	\$ -	\$ 700
Pest Control	\$ 825	\$ 481	\$ -	\$ 481
Janitorial Service	\$ 10,125	\$ 5,906	\$ -	\$ 5,906
Amenity Management	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Security Services	\$ 18,000	\$ 10,500	\$ -	\$ 10,500
Pool Maintenance	\$ 19,500	\$ 11,375	\$ -	\$ 11,375
Amenity Repairs & Maintenance	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Capital Outlay	\$ -	\$ -	\$ 225,285	\$ (225,285)
Total Amenity Expenditures	\$ 128,400	\$ 74,900	\$ 249,103	\$ (174,203)
Total Operations & Maintenance	\$ 488,872	\$ 293,925	\$ 407,439	\$ (113,514)
Total Expenditures	\$ 616,809	\$ 375,138	\$ 470,710	\$ (95,572)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 131,562	
<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	\$ -		\$ 356,847	
Fund Balance - Beginning	\$ -		\$ 435,847	
Fund Balance - Ending	\$ -		\$ 792,694	

Hamilton Bluff
Community Development District
Series 2024 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	\$ 1,330,790	\$ 1,330,790	\$ 1,331,087	\$ 297
Interest	\$ 38,717	\$ 27,854	\$ 27,854	\$ -
Total Revenues	\$ 1,369,507	\$ 1,358,644	\$ 1,358,941	\$ 297
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	\$ 831,531	\$ 831,828	\$ 297
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (14,304)	\$ (14,304)
Total Other Financing Sources/(Uses)	\$ -		\$ (14,304)	
Net Change in Fund Balance	\$ 35,282		\$ 817,524	
Fund Balance - Beginning	\$ 564,819		\$ 1,215,143	
Fund Balance - Ending	\$ 600,101		\$ 2,032,667	

Hamilton Bluff
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,138,938	\$ 2,138,938
Interest	\$ -	\$ -	\$ 1,613	\$ 1,613
Total Revenues	\$ -	\$ -	\$ 2,140,551	\$ 2,140,551
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,095,073	\$ (2,095,073)
Total Expenditures	\$ -	\$ -	\$ 2,095,073	\$ (2,095,073)
Excess (Deficiency) of Revenues over Expenditure:	\$ -	\$ -	\$ 45,478	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 14,304	\$ 14,304
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 14,304	\$ 14,304
Net Change in Fund Balance	\$ -	\$ -	\$ 59,782	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 59,782	

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	\$ -	\$ 1,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,894
Assessments - Direct	\$ -	\$ 48,019	\$ -	\$ -	\$ -	\$ 24,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,029
Interest	\$ -	\$ -	\$ 3	\$ 1,879	\$ 1,793	\$ 2,881	\$ 2,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,349
Total Revenues	\$ -	\$ 50,780	\$ 513,704	\$ 4,226	\$ 2,498	\$ 26,890	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602,272

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering	\$ 838	\$ 63	\$ 300	\$ 125	\$ 488	\$ 63	\$ 523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,398
Attorney	\$ 1,625	\$ 677	\$ 1,438	\$ 745	\$ 2,200	\$ 745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,429
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,004
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	\$ 3,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,832
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Postage & Delivery	\$ 26	\$ 7	\$ 3	\$ 399	\$ 10	\$ 7	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454
Insurance	\$ 5,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,602
Copies	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Other Current Charges	\$ -	\$ -	\$ -	\$ 45	\$ 41	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 27,269	\$ 4,710	\$ 7,019	\$ 5,278	\$ 7,346	\$ 6,016	\$ 5,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,271
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ 1,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,732
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,750
Landscape Maintenance	\$ 14,922	\$ 14,922	\$ 14,922	\$ 14,922	\$ 15,772	\$ 15,772	\$ 15,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,004
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Streetlighting	\$ 2,362	\$ 2,362	\$ 2,362	\$ 2,360	\$ 3,015	\$ 4,485	\$ 4,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,429
Electric	\$ 651	\$ 669	\$ 126	\$ 815	\$ 556	\$ 791	\$ 587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,196
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ -	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
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	\$ 23,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,336

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	\$ 4,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,818
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ 89,573	\$ -	\$ -	\$ -	\$ -	\$ 46,140	\$ 89,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,285
Total Amenity Expenditures	\$ 89,573	\$ 3,806	\$ 3,806	\$ 3,806	\$ 3,806	\$ 49,946	\$ 94,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,103
Total Operations & Maintenance	\$ 110,489	\$ 23,010	\$ 25,401	\$ 31,483	\$ 25,704	\$ 73,444	\$ 117,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,439
Total Expenditures	\$ 137,758	\$ 27,720	\$ 32,420	\$ 36,761	\$ 33,050	\$ 79,460	\$ 123,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,710
Excess (Deficiency) of Revenues over Expenditures	\$ (137,758)	\$ 23,060	\$ 481,283	\$ (32,535)	\$ (30,552)	\$ (52,570)	\$ (119,366)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,562
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)	\$ (119,366)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,847

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/17/26	03/01/26-03/31/26	\$ 5,002.30	\$ -	\$ (100.05)	\$ -	\$ 4,902.25	\$ 1,378.82	\$ -	\$ -	\$ 3,523.43	\$ -	\$ -	\$ 4,902.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 4.00	\$ 4.00	\$ 1.13	\$ -	\$ -	\$ 2.87	\$ -	\$ -	\$ 4.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 2.54	\$ 2.54	\$ 0.71	\$ -	\$ -	\$ 1.83	\$ -	\$ -	\$ 2.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 1,965,802.44	\$ (79,078.98)	\$ (38,132.67)	\$ 3,389.56	\$ 1,851,980.35	\$ 520,893.67	\$ -	\$ -	\$ 1,331,086.68	\$ -	\$ -	\$ 1,851,980.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

100.02% Net Percentage Collected
 0 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	