

*Hamilton Bluff
Community Development District*

Meeting Agenda

July 7, 2026

AGENDA

Hamilton Bluff

Community Development District

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

June 30, 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, July 7, 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 June 2, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Surplus Resolution for Playground Structure with Eden Hills
5. Presentation of Fiscal Year 2025 Audit Report
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Replacement of Dead Plants
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
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, June 2, 2026** at 10:00 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk *via Zoom*
Bobbie Shockley
Lindsey Roden
Emily Hazelrig

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
Megan Birnholz-Couture
Joey Duncan *via Zoom*
Marshall Tindall

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

The following is a summary of the discussions and actions taken at the June 2, 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 10:01 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 May 5, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 5, 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 May 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Payoff of
Playground Equipment Lease/Purchase
Agreement**

Ms. Burns reviewed the payment schedule and presented the financial details associated with the proposed payoff. She reported that principal payments made through June totaled \$19,056, resulting in a payoff amount of \$160,088.58. She explained that the remaining value of the shade structures to be sold to Eden Hills would be calculated based on the original amount less payments already made.

Ms. Burns requested Board authorization to pay off the existing lease purchase agreement and to authorize the sale of the shade structures to Eden Hills based on the amount paid.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Authorization to pay off the existing lease purchase agreement and to authorize the sale of the shade structures to Eden Hills, was approved.

FIFTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2024 (Assessment Area One)
Project Bonds**

Ms. Burns reviewed the arbitrage rebate report for the Series 2024 Assessment Area One Project. Ms. Burns explained that, under the Internal Revenue Code, the District must demonstrate that it does not earn more interest than it pays on its bonds. She noted that the report reflected a negative amount, confirming that the District has no tax liability to the IRS.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig with all in favor, Accepting the Arbitrage Rebate Report for Series 2024 (Assessment Area One) Project Bonds, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Birnholz-Couture reminded the Board of the annual ethics training requirement. Board members were advised that four hours of training must be completed by the end of the calendar year, including two hours on Sunshine Law and public records and two hours on general ethics. She noted that online training options are available at no cost.

B. Engineer

Mr. Duncan stated he had nothing to report but would answer any questions.

C. Field Manager's Report

Mr. Tindall presented the operations and maintenance report and advised that overall site conditions appeared to be in good order. Routine maintenance items were reviewed, including palm trimming and ongoing monitoring of previously identified landscape concerns. He stated that certain plant material previously thought to require replacement appeared to be recovering, and staff recommended allowing additional time to determine the extent of regrowth before proceeding with further replacement work.

Mr. Tindall discussed the possibility of installing the remaining landscape lighting at the Redwood entrance and noted that a proposal had been prepared for the work. He presented a fuel surcharge request from the landscaping vendor, explaining that the surcharge would be based on national fuel averages and would apply on a tiered basis when fuel prices exceeded specified thresholds. He indicated that the surcharge would terminate if fuel prices dropped below the stated benchmark and suggested that any approved adjustment be limited through the end of the fiscal year.

Ms. Burns discussed the proposed fuel surcharge requested by the landscaping contractor to offset increased fuel costs. She explained that the surcharge would be implemented through a contract addendum and would remain in effect through September 30, 2026, the end of the current fiscal year. She noted that the contractor should account for such costs in its proposal for the upcoming fiscal year.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, the Fuel Surcharge through September 30, 2026, was approved.

Mr. Tindall discussed a proposal for replacement of certain trees and landscaping materials that are not expected to recover. He explained that this proposal was intended as a reduced alternative to a previously considered replacement plan, which had been estimated at nearly \$50,000. He advised that several of the affected plantings appeared to be recovering and recommended allowing additional time to determine which materials would ultimately require replacement. He noted that the final scope of replacement work would be evaluated later in the summer once the condition of the landscaping could be more accurately assessed.

Ms. Burns advised that \$12,000 remains budgeted for landscape replacement in the current fiscal year and that no funds from that budget have been expended to date.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Replacing of Trees and Landscaping Materials, was approved.

Mr. Tindall presented a proposal to install the remaining landscape lighting at the Redwood Lane entrance, noting that all other entrances currently have lighting and that certain related infrastructure, including the meter and panel, appears to already be in place. He explained that the purpose of the proposal was to complete the entrance improvements and referenced the quoted cost for the work.

Ms. Burns discussed whether the lighting installation should have been completed by the developer and whether the proposed work was already included in the developer's scope. It was agreed that this would be confirmed before moving forward. She discussed obtaining an additional quote for comparison.

The Board approved a motion authorizing the proposed work on a not-to-exceed basis, subject to confirmation that the work is not already being performed by the developer and directed staff to obtain additional quotes.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Lighting at the Redwood Lane entrance with an NTE amount of \$2,241.28, was approved.

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. Reminder to Board Members to Rile Form 1’s by the July 1, 2026 Deadline

Ms. Burns reminded the Board of the July 1 deadline to file Form 1 and advised that the filing notice should have been received by email.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, the District owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, including a playground shade structure (“**Surplus Property**”); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) has considered the best interests of the District, the value and condition of the Surplus Property, and the probability of the Surplus Property being desired by prospective donees or purchasers; and

WHEREAS, the District desires to authorize District staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Surplus Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Surplus Property in this fashion is the most efficient and cost-effective means of disposing of the Surplus Property; and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any governmental unit, or to any political subdivision as defined in section 1.01, *Florida Statutes*, or for value to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if such sale cannot reasonably be accomplished, by donating it either to another governmental unit or to a private nonprofit agency as defined in section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 7th day of July 2026.

ATTEST:

**HAMILTON BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Description of Surplus Property

SECTION V

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Hamilton Bluff Community Development District
Town of Lake Hamilton, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 4, 2026, on our consideration of the Hamilton Bluff Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 4, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 4, 2026

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida (“District”) financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,417,966.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,841,275, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$1,650,990. A portion of fund balance is restricted for nonspendable prepaid items, debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 1,666,721	\$ 5,033,879
Capital assets	25,029,398	20,188,669
Total assets	<u>26,696,119</u>	<u>25,222,548</u>
Current liabilities	734,037	3,825,821
Long-term liabilities	18,544,116	18,820,036
Total liabilities	<u>19,278,153</u>	<u>22,645,857</u>
Net position		
Net invested in capital assets	6,196,943	249,526
Restricted for debt service	776,836	125,035
Restricted for capital projects	8,339	2,130,511
Unrestricted	435,848	71,619
Total net position	<u>\$ 7,417,966</u>	<u>\$ 2,576,691</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded the ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 6,436,244	\$ 3,378,299
General revenues	175	240,068
Total revenues	<u>6,436,419</u>	<u>3,618,367</u>
Expenses		
General government	152,281	159,153
Maintenance and operations	73,972	-
Interest on long-term debt	1,368,891	279,703
Cost of issuance	-	593,186
Total expenses	<u>1,595,144</u>	<u>1,032,042</u>
Change in net position	4,841,275	2,586,325
Net position - beginning of year	2,576,691	(9,634)
Net position - end of year	<u>\$ 7,417,966</u>	<u>\$ 2,576,691</u>

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,595,144, which consisted of interest on long-term debt and costs associated with general expenditures and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$25,029,398 invested in construction in process. Construction in process has not completed as of September 30, 2025 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$18,824,116 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hamilton Bluff Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 435,906
Due from developer	8,339
Prepaid items	7,334
Restricted assets:	
Investments	1,215,142
Capital assets:	
Non-depreciable	25,029,398
TOTAL ASSETS	<u><u>\$ 26,696,119</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 15,731
Accrued interest payable	438,306
Bonds payable, due within one year	280,000
Bonds payable, due in more than one year	18,544,116
TOTAL LIABILITIES	<u><u>19,278,153</u></u>
NET POSITION	
Net investment in capital assets	6,196,943
Restricted for:	
Debt service	776,836
Capital projects	8,339
Unrestricted	435,848
TOTAL NET POSITION	<u><u>\$ 7,417,966</u></u>

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for	Operating	Capital	Revenues and
		Services	Grants and	Grants and	Changes in Net
			Contributions	Contributions	Position
					Governmental
					Activities
Governmental activities					
General government	\$ 152,281	\$ 152,281	\$ 34,557	\$ -	\$ 34,557
Maintenance and operations	73,972	403,469	-	4,445,664	4,775,161
Interest on long-term debt	1,368,891	1,330,797	69,476	-	31,382
Total governmental activities	\$ 1,595,144	\$ 1,886,547	\$ 104,033	\$4,445,664	4,841,100
General revenues:					
					175
					175
					4,841,275
					2,576,691
					\$ 7,417,966

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 435,906	\$ -	\$ -	\$ 435,906
Investments	-	1,215,142	-	1,215,142
Due from developer	-	-	8,339	8,339
Prepaid items	7,334	-	-	7,334
TOTAL ASSETS	\$ 443,240	\$ 1,215,142	\$ 8,339	\$ 1,666,721
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 7,392	\$ -	\$ 8,339	\$ 15,731
TOTAL LIABILITIES	7,392	-	8,339	15,731
FUND BALANCES				
Nonspendable:				
Prepaid items	7,334	-	-	7,334
Restricted for:				
Debt service	-	1,215,142	-	1,215,142
Unassigned	428,514	-	-	428,514
TOTAL FUND BALANCES	435,848	1,215,142	-	1,650,990
TOTAL LIABILITIES AND FUND BALANCES	\$ 443,240	\$ 1,215,142	\$ 8,339	\$ 1,666,721

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,650,990
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	25,029,398
Less accumulated depreciation	
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(438,306)
Original issue discount	70,884
Governmental bonds payable	(18,895,000)
Net Position of Governmental Activities	\$ 7,417,966

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 34,557	\$ -	\$ 4,441,060	\$ 4,475,617
Assessments	555,750	1,330,797	-	1,886,547
Miscellaneous revenue	175	-	-	175
Investment earnings	-	69,476	4,604	74,080
TOTAL REVENUES	590,482	1,400,273	4,445,664	6,436,419
EXPENDITURES				
General government	152,281	-	-	152,281
Maintenance and operations	73,972	-	-	73,972
Capital outlay	-	-	4,840,729	4,840,729
Debt				
Principal	-	270,000	-	270,000
Interest expense	-	1,206,207	-	1,206,207
TOTAL EXPENDITURES	226,253	1,476,207	4,840,729	6,543,189
EXCESS REVENUES OVER (UNDER) EXPENDITURES	364,229	(75,934)	(395,065)	(106,770)
OTHER SOURCES (USES)				
Transfers in (out)	-	(715,025)	715,025	-
TOTAL OTHER SOURCES (USES)	-	(715,025)	715,025	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	364,229	(790,959)	319,960	(106,770)
FUND BALANCE				
Beginning of year	71,619	2,006,101	(319,960)	1,757,760
End of year	<u>\$ 435,848</u>	<u>\$ 1,215,142</u>	<u>\$ -</u>	<u>\$ 1,650,990</u>

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds \$ (106,770)

Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay 4,840,729

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt 270,000

Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Change in accrued interest payable (158,604)

Provision for amortization of bond discount (4,080)

Change in Net Position of Governmental Activities \$ 4,841,275

The accompanying notes are an integral part of this financial statement

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Hamilton Bluff Community Development District ("District") was created on March 1, 2022 by the Town Council of the Town of Lake Hamilton, Florida Ordinance No. O-22-06 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Gcts 0490	\$ 1,215,142	N/A	N/A
Total Investments	<u>\$ 1,215,142</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
Capital projects	\$ 715,025	\$ -
Debt service	-	715,025
Total	<u>\$ 715,025</u>	<u>\$ 715,025</u>

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE E – INTERFUND TRANSFERS (CONTINUED)

Transfers are used to move revenues and other financing sources from the fund where the collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	\$ 20,188,669	\$ 4,840,729	\$ -	\$ 25,029,398
Total capital assets, not being depreciated	20,188,669	4,840,729	-	25,029,398
Governmental activities capital assets - net	\$ 20,188,669	\$ 4,840,729	\$ -	\$ 25,029,398

The District Capital Improvement Project (“CIP”) is being built in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. Upon completion, certain infrastructure is to be conveyed to others for ownership and maintenance.

Developer contributions to the capital projects fund for the current fiscal year were \$4,441,060, which includes a receivable of \$8,339.

NOTE G – LONG-TERM LIABILITIES

\$19,165,000 Special Assessment Bonds, Series 2024 (Area Assessment One) – On March 14, 2024 the District issued \$19,165,000 in Special Assessment Bonds, Series 2024 (Area Assessment One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2054. The Bonds bear interest ranging from 4.70 % to 5.84% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2025.

The Series 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G – LONG-TERM LIABILITIES

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2024	\$ 19,165,000	\$ -	\$ 270,000	\$ 18,895,000	\$ 280,000
	19,165,000	-	270,000	18,895,000	280,000
Unamortized bond discount	(74,964)	-	(4,080)	(70,884)	-
	<u>\$ 19,090,036</u>	<u>\$ -</u>	<u>\$ 265,920</u>	<u>\$ 18,824,116</u>	<u>\$ 280,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 280,000	\$ 1,054,225	\$ 1,334,225
2027	295,000	1,041,065	1,336,065
2028	310,000	1,027,200	1,337,200
2029	325,000	1,012,630	1,337,630
2030	340,000	997,355	1,337,355
2031-2035	1,985,000	4,711,710	6,696,710
2036-2040	2,605,000	4,104,600	6,709,600
2041-2045	3,440,000	3,301,050	6,741,050
2046-2050	4,570,000	2,202,260	6,772,260
2051-2054	4,745,000	707,890	5,452,890
	<u>\$ 18,895,000</u>	<u>\$ 20,159,985</u>	<u>\$ 39,054,985</u>

NOTE H – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$34,557. See Note F for other Developer transactions.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE I - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE J - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE K – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2025

	<u>* BUDGET</u>	<u>ACTUAL</u>	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	\$ -	\$ 34,557	\$ 34,557
Assessments	555,750	555,750	-
Miscellaneous revenue	-	175	175
TOTAL REVENUES	<u>555,750</u>	<u>590,482</u>	<u>34,732</u>
 EXPENDITURES			
Current			
General government	130,750	152,281	(21,531)
Maintenance and operations	425,000	73,972	351,028
TOTAL EXPENDITURES	<u>555,750</u>	<u>226,253</u>	<u>329,497</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES			
	<u>\$ -</u>	364,229	<u>\$ 364,229</u>
 FUND BALANCES			
Beginning of year		<u>71,619</u>	
End of year		<u>\$ 435,848</u>	

* Original and final budget.

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Hamilton Bluff Community Development District
Town of Lake Hamilton, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hamilton Bluff Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise the Hamilton Bluff Community Development District's basic financial statements and have issued our report thereon dated May 4, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 4, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Hamilton Bluff Community Development District
Town of Lake Hamilton, Florida

We have examined Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hamilton Bluff Community Development District, Town of Lake Hamilton, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 4, 2026

Management Letter

To the Board of Supervisors
Hamilton Bluff Community Development District
Town of Lake Hamilton, Florida

Report on the Financial Statements

We have audited the financial statements of the Hamilton Bluff Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 4, 2026.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 4, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hamilton Bluff Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 6.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$3,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$225,478.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Hamilton Bluff Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$480 to \$1,881 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,886,547.
- c. The total amount of outstanding bonds issued by the District as \$18,895,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

May 4, 2026

SECTION VI

SECTION C

Hamilton Bluff CDD

Field Management Report

Contracted Services

- Our mowing and detailing services are currently being executed in full accordance with the contract. The site remains neat, and all landscaping beds have been properly detailed.
- Pond diking is current with no reported issues.
- Updated inventory of replacement plants was done. Holding out to let plants recover reduced initial estimate by more than half.
- Assessing holiday lighting for winter. Vendor is reviewing to confirm pricing.
- The insurance schedule was checked and updated to accommodate new assets like the playgrounds.



Site items

- Additional vendors were solicited for the Redwood Ln entry lighting work previously approved at a NTE amount.
- We are finalizing the electrician with the intention of reaching a lower final cost.



In Progress

- Some Traffic sign replacements were delayed due to a production mistake by the supplier. The signs were recently corrected and will be installed once they are picked up later this month.
- The amenity center construction is underway. Some obstacles have been noted as we work to assess for eventual maintenance timelines.
- Playground bordering tweak was reviewed and is being pursued for the Grandiose Dr location.



SECTION 1



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: July 1, 2026

SUBMITTED TO:

Hamilton Bluff CDD
219 E Livingston St
Orlando FL 32801
Marshall Tindall
phone:786.238.9473
Email: mtindall@gmscfl.com

Job Name / Location:

Hamilton Bluff CDD

This Proposal is to do a dead plant repalcment.

	Qty	Unit	Unit Cost	TOTAL
Fire Bush	102	3G	\$20.00	\$2,040.00
Mound Duranta	83	3G	\$20.00	\$1,660.00
Arboricola	75	3G	\$20.00	\$1,500.00
Podocarpus	105	7G	\$60.00	\$6,300.00
Liriope	22	1G	\$10.00	\$220.00
Blue Daza	42	1G	\$10.00	\$420.00
Hylaeaicum	22	3G	\$20.00	\$440.00
Coontie Plams	16	1G	\$10.00	\$160.00
walter vibrunum	5	7G	\$60.00	\$300.00
Perta	40	3G	\$20.00	\$800.00
Bougainvillea Pink	28	3G	\$20.00	\$560.00
Winter Bourn	8	3G	\$20.00	\$160.00
Texas Sage	20	7G	\$60.00	\$1,200.00
Dwarf Fakahatchee Grass	32	3G	\$20.00	\$640.00
Blue Plumbago	4	7G	\$60.00	\$240.00
Bottlebush tree	2	30G	\$357.50	\$715.00
Oak Tree	4	30G	\$505.00	\$2,020.00
Pine Tree	1	30G	\$357.50	\$357.50
Japanese Blueberry	1	30G	\$357.50	\$357.50
			Total	\$20,090.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott Merrell

Accepted by: _____

Date Submitted: July 1, 2026

Date Accepted: _____

SECTION D

SECTION 1

Hamilton Bluff Community Development District

Summary of Checks

May 24, 2026 to June 20, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	5/28/26	334-335	\$ 1,348.00
	6/2/26	336-338	\$ 5,780.34
	6/4/26	339	\$ 5,420.69
	6/9/26	340	\$ 160,088.68
	6/17/26	341-344	\$ 6,495.72
		Autodrafts	\$ 4,861.21
		Total	\$ 183,994.64
			\$ 183,994.64

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/28/26	00001	4/30/26	82	202604	320	53800	48000		CLEAR ST CORNER SEDIMENT	*	440.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			440.00	000334
5/28/26	00014	5/15/26	14911	202604	310	51300	31500		GENERAL COUNSEL APR26	*	908.00		
									KILINSKI VAN WYK PLLC			908.00	000335
6/02/26	00046	6/02/26	06022026	202606	300	15500	10000		EQUIPMENT LEASE JUL26	*	980.34		
									BOWPROP II			980.34	000336
6/02/26	00035	2/27/26	22389	202601	320	53800	47100		POND DISCING JAN26	*	1,200.00		
		5/01/26	23702	202605	320	53800	47100		POND DISCING MAY26	*	1,200.00		
		6/02/26	24519	202510	320	53800	47100		POND DISCING OCT25	*	1,200.00		
		6/02/26	24520	202511	320	53800	47100		POND DISCING NOV25	*	1,200.00		
									PRINCE & SONS, INC.			4,800.00	000337
6/02/26	00037	6/02/26	06022026	202606	300	15500	10000		PLAYGROUND LEASE JUL26	*	3,806.30		
		6/02/26	06022026	202606	300	15500	10000		PLAYGROUND LEASE JUL26	V	3,806.30-		
									RODNEY W. BONNETT			.00	000338
6/04/26	00023	6/03/26	06032026	202606	300	20700	10000		FY26 ASSESS TRNSFR S2024	*	5,420.69		
									HAMILTON BLUFF CDD CO USBANK			5,420.69	000339
6/09/26	00037	6/05/26	1	202606	330	57200	48400		PLAYGROUND LEASE PAYOFF	*	160,088.68		
									RODNEY W. BONNETT			160,088.68	000340
6/17/26	00047	5/27/26	18048	202605	330	57200	48200		CLEANING SERVICE MAY26	*	273.00		
									CSS CLEAN STAR SERVICES			273.00	000341
6/17/26	00007	6/11/26	22492130	202605	310	51300	31100		GENERAL ENGINEERING MAY26	*	300.00		
									DEWBERRY ENGINEERS INC.			300.00	000342
6/17/26	00001	6/01/26	83	202606	320	53800	34000		FIELD MANAGEMENT	*	1,250.00		

HAMB HAMILTON BLUFF TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/01/26	84	202606	310-51300-34000	MANAGEMENT FEES	*	3,261.67		
6/01/26	84	202606	310-51300-35200	WEBSITE ADMINISTRATION	*	108.17		
6/01/26	84	202606	310-51300-35100	INFORMATION TECHNOLOGY	*	162.25		
6/01/26	84	202606	310-51300-31300	DISSEMINATION AGENT SVC	*	429.17		
6/01/26	84	202606	310-51300-51000	OFFICE SUPPLIES	*	3.01		
6/01/26	84	202606	310-51300-42000	POSTAGE	*	10.11		
-----							5,224.38	000343
6/17/26	00035	5/15/26 24114	202605 320-53800-47300	IRRIGATION REPAIRS	*	225.18		
		6/01/26 24449	202606 320-53800-46200	FUEL CHARGE JUN26	*	473.16		
-----							698.34	000344
TOTAL FOR BANK A						179,133.43		

HAMB HAMILTON BLUFF TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/15/26	00036	6/12/26 2899-06.	202606 320-53800-43000 1401 POCKET WILD JUN26	DUKE ENERGY	*	197.18	197.18 080036
6/15/26	00036	6/12/26 3725-06.	202606 320-53800-43000 1500 REDWOOD JUN26	DUKE ENERGY	*	20.21	20.21 080037
6/15/26	00036	6/12/26 5025-06.	202606 320-53800-43000 2675 ABSOLUTE IRRG JUN26	DUKE ENERGY	*	175.18	175.18 080038
6/15/26	00036	6/15/26 1386-06.	202606 320-53800-43100 0 WATER TANK LITE JUN26	DUKE ENERGY	*	4,468.64	4,468.64 080039
TOTAL FOR BANK Z						4,861.21	
TOTAL FOR REGISTER						183,994.64	

HAMB HAMILTON BLUFF TPARK

SECTION 2

Hamilton Bluff
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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5	<u>Series 2024 Capital Projects Fund</u>
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9	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 119,166	\$ -	\$ -	\$ 119,166
Due from Developer	\$ 65	\$ -	\$ -	\$ 65
Due from General Fund	\$ -	\$ 5,421	\$ -	\$ 5,421
Investments:				
<i>Series 2024</i>				
Construction	\$ -	\$ -	\$ 2,420	\$ 2,420
Reserve	\$ -	\$ 665,395	\$ -	\$ 665,395
Revenue	\$ -	\$ 560,550	\$ -	\$ 560,550
State Board of Administration	\$ 668,669	\$ -	\$ -	\$ 668,669
Prepaid Expenses	\$ 4,787	\$ -	\$ -	\$ 4,787
Total Assets	\$ 792,686	\$ 1,231,365	\$ 2,420	\$ 2,026,471
Liabilities:				
Accounts Payable	\$ 11,940	\$ -	\$ -	\$ 11,940
Due to Debt Service	\$ 5,421	\$ -	\$ -	\$ 5,421
Total Liabilities	\$ 17,360	\$ -	\$ -	\$ 17,360
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	\$ -	\$ 1,231,365	\$ -	\$ 1,231,365
Capital Projects - Series 2024	\$ -	\$ -	\$ 2,420	\$ 2,420
Unassigned	\$ 775,326	\$ -	\$ -	\$ 775,326
Total Fund Balances	\$ 775,326	\$ 1,231,365	\$ 2,420	\$ 2,009,111
Total Liabilities & Fund Balance	\$ 792,686	\$ 1,231,365	\$ 2,420	\$ 2,026,471

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 520,770	\$ 520,770	\$ 521,634	\$ 864
Assessments - Direct	\$ 96,038	\$ 96,038	\$ 96,038	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 65	\$ 65
Interest	\$ -	\$ -	\$ 12,072	\$ 12,072
Total Revenues	\$ 616,809	\$ 616,809	\$ 629,809	\$ 13,001

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,400	\$ 4,600
Employer FICA Expense	\$ 918	\$ 612	\$ 260	\$ 352
Engineering	\$ 10,000	\$ 6,667	\$ 2,698	\$ 3,969
Attorney	\$ 25,000	\$ 16,667	\$ 11,528	\$ 5,138
Annual Audit	\$ 3,150	\$ 3,150	\$ 3,150	\$ -
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ 900	\$ (450)
Dissemination	\$ 5,150	\$ 3,433	\$ 3,433	\$ (0)
Disclosure Software	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 4,500	\$ 4,500	\$ 6,532	\$ (2,032)
Management Fees	\$ 39,140	\$ 26,093	\$ 26,093	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Postage & Delivery	\$ 1,000	\$ 667	\$ 563	\$ 104
Insurance	\$ 7,434	\$ 7,434	\$ 5,602	\$ 1,832
Copies	\$ 500	\$ 333	\$ 15	\$ 318
Legal Advertising	\$ 5,000	\$ 3,333	\$ 1,044	\$ 2,289
Boundary Amendment Expenses	\$ -	\$ -	\$ 154	\$ (154)
Other Current Charges	\$ 2,000	\$ 1,333	\$ 242	\$ 1,092
Office Supplies	\$ 625	\$ 417	\$ 12	\$ 405
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 127,937	\$ 93,077	\$ 75,614	\$ 17,463

Hamilton Bluff
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 13,500	\$ 13,500	\$ 1,732	\$ 11,768
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 179,072	\$ 119,381	\$ 122,776	\$ (3,395)
Landscape Replacement	\$ 12,000	\$ 8,000	\$ -	\$ 8,000
Pond Maintenance	\$ 14,400	\$ 9,600	\$ 9,600	\$ -
Streetlighting	\$ 55,000	\$ 36,667	\$ 25,914	\$ 10,753
Electric	\$ 1,500	\$ 1,500	\$ 4,728	\$ (3,228)
Water & Sewer	\$ 35,000	\$ 23,333	\$ -	\$ 23,333
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 585	\$ 4,415
General Repairs & Maintenance	\$ 12,500	\$ 8,333	\$ 2,725	\$ 5,608
Holiday Décor	\$ 7,500	\$ 7,500	\$ 7,450	\$ 50
Field Contingency	\$ 7,500	\$ 5,000	\$ 330	\$ 4,670
Total Field Expenditures	\$ 360,472	\$ 247,815	\$ 185,839	\$ 61,975
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 10,875	\$ 7,250	\$ -	\$ 7,250
Amenity - Water	\$ 4,125	\$ 2,750	\$ -	\$ 2,750
Playground Lease	\$ 41,250	\$ 27,500	\$ 28,605	\$ (1,105)
Internet	\$ 1,200	\$ 800	\$ -	\$ 800
Pest Control	\$ 825	\$ 550	\$ -	\$ 550
Janitorial Service	\$ 10,125	\$ 6,750	\$ 273	\$ 6,477
Amenity Management	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Security Services	\$ 18,000	\$ 12,000	\$ -	\$ 12,000
Pool Maintenance	\$ 19,500	\$ 13,000	\$ -	\$ 13,000
Amenity Repairs & Maintenance	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Capital Outlay	\$ -	\$ -	\$ 225,285	\$ (225,285)
Total Amenity Expenditures	\$ 128,400	\$ 85,600	\$ 254,163	\$ (168,563)
Total Operations & Maintenance	\$ 488,872	\$ 333,415	\$ 440,002	\$ (106,588)
Total Expenditures	\$ 616,809	\$ 426,492	\$ 515,617	\$ (89,124)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 114,193	
<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	\$ -		\$ 339,478	
Fund Balance - Beginning	\$ -		\$ 435,847	
Fund Balance - Ending	\$ -		\$ 775,326	

Hamilton Bluff
Community Development District
Series 2024 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Assessments	\$ 1,330,790	\$ 1,330,790	\$ 1,332,979	\$ 2,189
Interest	\$ 38,717	\$ 33,685	\$ 33,685	\$ -
Total Revenues	\$ 1,369,507	\$ 1,364,475	\$ 1,366,664	\$ 2,189
Expenditures:				
Interest - 11/1	\$ 527,113	\$ 527,113	\$ 527,113	\$ -
Principal - 5/1	\$ 280,000	\$ 280,000	\$ 280,000	\$ -
Interest - 5/1	\$ 527,113	\$ 527,113	\$ 527,113	\$ -
Total Expenditures	\$ 1,334,225	\$ 1,334,225	\$ 1,334,225	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 35,282	\$ 30,250	\$ 32,439	\$ 2,189
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (16,216)	\$ (16,216)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (16,216)	\$ -
Net Change in Fund Balance	\$ 35,282	\$ -	\$ 16,223	\$ -
Fund Balance - Beginning	\$ 564,819	\$ -	\$ 1,215,143	\$ -
Fund Balance - Ending	\$ 600,101	\$ -	\$ 1,231,365	\$ -

Hamilton Bluff
Community Development District
Series 2024 Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,200,503	\$ 2,200,503
Interest	\$ -	\$ -	\$ 1,618	\$ 1,618
Total Revenues	\$ -	\$ -	\$ 2,202,121	\$ 2,202,121
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,215,917	\$ (2,215,917)
Total Expenditures	\$ -	\$ -	\$ 2,215,917	\$ (2,215,917)
Excess (Deficiency) of Revenues over Expenditure:	\$ -	\$ -	\$ (13,796)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 16,216	\$ 16,216
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 16,216	\$ 16,216
Net Change in Fund Balance	\$ -	\$ -	\$ 2,420	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 2,420	

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	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ 521,634
Assessments - Direct	\$ -	\$ 48,019	\$ -	\$ -	\$ -	\$ 24,010	\$ -	\$ 24,010	\$ -	\$ -	\$ -	\$ -	\$ 96,038
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 65
Interest	\$ -	\$ -	\$ 3	\$ 1,879	\$ 1,793	\$ 2,881	\$ 2,793	\$ 2,723	\$ -	\$ -	\$ -	\$ -	\$ 12,072
Total Revenues	\$ -	\$ 50,780	\$ 513,704	\$ 4,226	\$ 2,498	\$ 26,890	\$ 4,174	\$ 27,538	\$ -	\$ -	\$ -	\$ -	\$ 629,809
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Employer FICA Expense	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering	\$ 838	\$ 63	\$ 300	\$ 125	\$ 488	\$ 63	\$ 523	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 2,698
Attorney	\$ 1,625	\$ 677	\$ 1,438	\$ 745	\$ 2,200	\$ 745	\$ 908	\$ 3,191	\$ -	\$ -	\$ -	\$ -	\$ 11,528
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Assessment Administration	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ 3,433
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	\$ 3,262	\$ -	\$ -	\$ -	\$ -	\$ 26,093
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 26	\$ 7	\$ 3	\$ 399	\$ 10	\$ 7	\$ 2	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ 563
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	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ 242
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 27,269	\$ 4,710	\$ 7,019	\$ 5,278	\$ 7,346	\$ 6,016	\$ 6,540	\$ 11,435	\$ -	\$ -	\$ -	\$ -	\$ 75,614
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	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 14,922	\$ 14,922	\$ 14,922	\$ 14,922	\$ 15,772	\$ 15,772	\$ 15,772	\$ 15,772	\$ -	\$ -	\$ -	\$ -	\$ 122,776
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ 9,600
Streetlighting	\$ 2,362	\$ 2,362	\$ 2,362	\$ 2,360	\$ 3,015	\$ 4,485	\$ 4,485	\$ 4,485	\$ -	\$ -	\$ -	\$ -	\$ 25,914
Electric	\$ 651	\$ 669	\$ 126	\$ 815	\$ 556	\$ 791	\$ 587	\$ 532	\$ -	\$ -	\$ -	\$ -	\$ 4,728
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ -	\$ 255	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 585
General Repairs & Maintenance	\$ -	\$ -	\$ 1,405	\$ 880	\$ -	\$ -	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,725
Holiday Décor	\$ -	\$ -	\$ -	\$ 7,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,450
Field Contingency	\$ -	\$ -	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Total Field Expenditures	\$ 22,117	\$ 20,403	\$ 21,595	\$ 28,877	\$ 21,898	\$ 23,498	\$ 23,989	\$ 23,464	\$ -	\$ -	\$ -	\$ -	\$ 185,839

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	\$ 4,787	\$ -	\$ -	\$ -	\$ -	\$ 28,605
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273	\$ -	\$ -	\$ -	\$ -	\$ 273
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	\$ 5,060	\$ -	\$ -	\$ -	\$ -	\$ 254,163
Total Operations & Maintenance	\$ 111,689	\$ 24,210	\$ 25,401	\$ 32,683	\$ 25,704	\$ 73,444	\$ 118,348	\$ 28,523	\$ -	\$ -	\$ -	\$ -	\$ 440,002
Total Expenditures	\$ 138,958	\$ 28,920	\$ 32,420	\$ 37,961	\$ 33,050	\$ 79,460	\$ 124,888	\$ 39,958	\$ -	\$ -	\$ -	\$ -	\$ 515,617
Excess (Deficiency) of Revenues over Expenditures	\$ (138,958)	\$ 21,860	\$ 481,283	\$ (33,735)	\$ (30,552)	\$ (52,570)	\$ (120,714)	\$ (12,421)	\$ -	\$ -	\$ -	\$ -	\$ 114,193
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	\$ 40,187	\$ 21,860	\$ 481,283	\$ (33,735)	\$ (30,552)	\$ (6,430)	\$ (120,714)	\$ (12,421)	\$ -	\$ -	\$ -	\$ -	\$ 339,478

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)
Less: Principal Payment - 5/1/26		(\$280,000)
Current Bonds Outstanding		\$18,615,000

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
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
5/13/26	04/01/26-04/30/26	\$ 2,686.92	\$ -	\$ (53.74)	\$ -	\$ 2,633.18	\$ 740.62	\$ 1,892.56	\$ 2,633.18
Total		\$ 1,968,489.36	\$ (79,078.98)	\$ (38,186.41)	\$ 3,389.56	\$ 1,854,613.53	\$ 521,634.29	\$ 1,332,979.24	\$ 1,854,613.53

100.16% 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	Amt Received General Fund
11/26/25	11/1/25	789,1481,1748,259	\$ 48,019.11	\$ 48,019.11
3/23/26	2/1/26	792,2851,2773,179	\$ 24,009.55	\$ 24,009.56
5/4/26	5/1/26	1800,2828,2885	\$ 24,009.55	\$ 24,009.56
			\$ 96,038.21	\$ 96,038.23