Hamilton Bluff
Community Development District

Meeting Agenda

August 12, 2026

AGENDA

Hamilton Bluff
Community Development District

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

August 5, 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 **Wednesday, August 12, 2026,** at **10:45 AM** at **the Offices of PRIME Community Management, 375 Avenue A SE, 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 July 7, 2026 Board of Supervisors Meeting
4. Public Hearing
    A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
        i. Consideration of Resolution 2026-07 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
        ii. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Consideration of Resolution 2026-10 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Monday, November 16, 2026) (Seat #1, Seat #2 & Seat #3)
7. Goals and Objectives
    A. Adoption of Fiscal Year 2027 Goals & Objectives
    B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
8. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Hurricane & Storm Services Pre-Authorization from Prince & Sons
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. 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**, **July 7, 2026** at 10:11 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk	Vice Chairperson
Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock *via Zoom*	District Counsel, Kilinski Van Wyk
Ray Malave *via Zoom*	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

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

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 10:11 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 June 2, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 2, 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 June 2, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Surplus Resolution for Playground Structure with Eden Hills**

Ms. Burns stated that the Board was considering Resolution 2026-06, a surplus resolution for the playground shade structure. She explained that when the District no longer needs an item purchased with District funds, it must be formally designated as surplus so it can be disposed of or repurposed. She noted that the shade structure was being sold to Eden Hill and that the resolution would formalize that action, then requested a motion to approve.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-06 Surplus Resolution for Playground Structure with Eden Hills, was approved.

FIFTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns reviewed the Fiscal Year 2025 audit report. She directed the Board to page 31 for the report to management and noted that the audit was clean, with no findings and no instances of non-compliance. She stated that the independent audit had been submitted to the state before the June 30 deadline and requested a motion to accept the report.

> On MOTION by Ms. Roden, seconded by Ms. Shockley with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave stated that the state's stormwater needs requirement will be due next year, and planning for it will begin at the start of the next fiscal year. He noted that the facilities inspections are expected to be completed before September. Other than those updates, there was nothing further to report unless the Board had questions.

C. Field Manager's Report

i. Consideration of Proposal for Replacement of Dead Plants

Mr. Tindall reported that the landscaping and pond maintenance items were up to date and an updated plant replacement inventory had been provided. The original estimate had been close to \$50,000, but after allowing time for some plants to recover through spring and summer, the revised proposal was reduced to \$20,932. Ms. Burns noted that although this would exceed the landscape replacement line item, the overall budget could absorb the cost because some amenity expenses were not expected due to the delayed opening.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Replacement of Dead Plants, was approved.

ii. Proposal for Holiday Lights

Mr. Tindall reported that the insurance schedule had been updated for the playgrounds and would continue to be monitored. The lighting vendor, Sunnyside, was approved as the low bidder, with the cost expected to come from general repairs and maintenance. He discussed a playground adjustment to address a gap in the mulch, explaining that the playground footprint had changed slightly and may have caused confusion about the mulch area.

Mr. Tindall noted that the amenity area remained under construction, some traffic signs had been replaced, and a holiday lighting proposal had been provided by the same vendor used the previous year. The vendor offered both seasonal pricing and a discounted three-year agreement. After discussion, the Board decided to proceed with the three-year holiday lighting option, excluding the amenity area for this year and focusing on the entrances only.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, the Proposal for Holiday Lighting option, 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. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

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

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. Schwenk, seconded by Ms. Shockley, with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Hamilton Bluff Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hamilton Bluff Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2024)	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:	**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Hamilton Bluff
Community Development District

Proposed Budget
FY2027

Table of Contents

Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ 520,770	$ 522,375	$ -	$ 522,375	$ 552,600
Assessments - Direct	$ 96,038	$ 96,038	$ -	$ 96,038	$ 92,801
Boundary Amendment Contributions	$ -	$ 65	$ 154	$ 218	$ -
Interest	$ -	$ 14,015	$ 3,000	$ 17,015	$ -
Lease Proceeds	$ -	$ 225,285	$ -	$ 225,285	$ -
Miscellaneous Revenue	$ -	$ 98,584	$ -	$ 98,584	$ -
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 67,531
Total Revenues	**$ 616,809**	**$ 956,362**	**$ 3,154**	**$ 959,516**	**$ 712,933**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,400	$ 3,000	$ 6,400	$ 6,000
FICA Expenditures	$ 918	$ 260	$ 230	$ 490	$ 459
Engineering	$ 10,000	$ 2,698	$ 1,500	$ 4,198	$ 10,000
Attorney	$ 25,000	$ 13,898	$ 4,500	$ 18,398	$ 20,000
Annual Audit	$ 3,150	$ 3,150	$ -	$ 3,150	$ 3,250
Assessment Administration	$ 5,150	$ 5,150	$ -	$ 5,150	$ 5,408
Arbitrage	$ 450	$ 900	$ -	$ 900	$ 450
Dissemination	$ 5,150	$ 3,863	$ 1,288	$ 5,150	$ 5,408
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Trustee Fees	$ 4,500	$ 6,532	$ -	$ 6,532	$ 13,063
Management Fees	$ 39,140	$ 29,355	$ 9,785	$ 39,140	$ 41,097
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 1,000	$ 573	$ 240	$ 813	$ 1,000
Insurance	$ 7,434	$ 5,602	$ -	$ 5,602	$ 6,162
Copies	$ 500	$ 15	$ 45	$ 60	$ 500
Legal Advertising	$ 5,000	$ 1,044	$ 4,500	$ 5,544	$ 3,500
Boundary Amendment Expenses	$ -	$ 218	$ -	$ 218	$ -
Other Current Charges	$ 2,000	$ 335	$ 195	$ 530	$ 1,000
Office Supplies	$ 625	$ 15	$ 30	$ 45	$ 250
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 127,937**	**$ 82,116**	**$ 26,123**	**$ 108,239**	**$ 123,628**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 13,500	$ 1,980	$ -	$ 1,980	$ 15,000
Field Management	$ 15,000	$ 11,250	$ 3,750	$ 15,000	$ 15,750
Landscape Maintenance	$ 179,072	$ 139,021	$ 49,682	$ 188,703	$ 235,000
Landscape Replacement	$ 12,000	$ -	$ 3,000	$ 3,000	$ 50,000
Pond Maintenance	$ 14,400	$ 10,800	$ 3,600	$ 14,400	$ 14,400
Streetlights	$ 55,000	$ 30,382	$ 13,500	$ 43,882	$ 50,000
Electric	$ 1,500	$ 5,121	$ 1,950	$ 7,071	$ 10,000
Water & Sewer	$ 35,000	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 7,500	$ 585	$ 900	$ 1,485	$ 7,500
General Repairs & Maintenance	$ 12,500	$ 2,725	$ 3,000	$ 5,725	$ 12,500
Holiday Décor	$ 7,500	$ 7,450	$ -	$ 7,450	$ 7,500
Field Contingency	$ 7,500	$ 330	$ 1,875	$ 2,205	$ 7,500
Total Field Expenditures	**$ 360,472**	**$ 209,644**	**$ 81,257**	**$ 290,900**	**$ 425,150**

Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 10,875	$ -	$ 3,000	$ 3,000	$ 18,000
Amenity - Water	$ 4,125	$ -	$ 2,000	$ 2,000	$ 12,000
Playground/Pool Furniture Leases	$ 41,250	$ 193,480	$ 2,941	$ 196,421	$ 11,764
Internet	$ 1,200	$ -	$ 200	$ 200	$ 1,200
Pest Control	$ 825	$ -	$ 583	$ 583	$ 3,500
Janitorial Service	$ 10,125	$ 273	$ 3,115	$ 3,388	$ 18,690
Amenity Management	$ 7,500	$ -	$ 1,667	$ 1,667	$ 10,000
Security Services	$ 18,000	$ -	$ 5,500	$ 5,500	$ 33,000
Pool Maintenance	$ 19,500	$ -	$ 6,000	$ 6,000	$ 36,000
Amenity Repairs & Maintenance	$ 7,500	$ -	$ 1,667	$ 1,667	$ 10,000
Contingency	$ 7,500	$ -	$ 1,000	$ 1,000	$ 10,000
Capital Outlay	$ -	$ 225,285	$ -	$ 225,285	$ -
Total Amenity Expenditures	**$ 128,400**	**$ 419,038**	**$ 27,673**	**$ 446,711**	**$ 164,154**
Total Operations & Maintenance:	**$ 488,872**	**$ 628,682**	**$ 108,930**	**$ 737,612**	**$ 589,304**
Total Expenditures	**$ 616,809**	**$ 710,798**	**$ 135,053**	**$ 845,851**	**$ 712,933**
Excess Revenues/(Expenditures)	$ -	$ 245,564	$ (131,899)	$ 113,665	$ -

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

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 & 2	770	1.00	770.00	$552,600.05	$717.66	$771.68
Unplatted - Phase 3	451	0.05	22.42	$18,055.82	$40.04	$43.05
Unplatted - Overlook	1,657	0.05	82.37	$66,338.12	$40.04	$43.05
Unplatted - Brook Hollow	210	0.05	10.44	$8,407.37	$40.04	$43.05
	3088		885.23	**$645,401.35**		

Product Type	FY27 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Phase 1 & 2	$771.68	$727.24	$44.44
Unplatted - Phase 3	$43.05	$44.55	-$1.50
Unplatted - Overlook	$43.05	$44.55	-$1.50
Unplatted - Brook Hollow	$43.05	$44.55	-$1.50

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Carry Forward Surplus

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

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

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

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2024 bond issuance and anticipates this cost with a future bond issuance.

Dissemination

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

Disclosure Software

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

Trustee Fees

The District incurs annual trustee related costs with Series 2024 bond with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services–Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services–Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The district is currently contracted with Prince & Sons, Inc.

Landscape Replacement

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

Pond Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

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

Holiday Décor

Represents the estimated cost of adding holiday décor to the District's entry monuments. The district is contracted with Sparkling Pools and Lights, LLC DBA Festive Glow.

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Playground/Pool Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Amenity Management

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Hamilton Bluff

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 1,330,790	$ 1,334,872	$ -	$ 1,334,872	$ 1,330,790
Interest	$ 38,717	$ 37,325	$ 1,392	$ 38,717	$ 19,359
Carry Forward Surplus [1]	$ 564,819	$ 549,748	$ -	$ 549,748	$ 567,919
Total Revenues	**$ 1,934,326**	**$ 1,921,945**	**$ 1,392**	**$ 1,923,337**	**$ 1,918,068**
Expenditures					
Interest - 11/1	$ 527,113	$ 527,113	$ -	$ 527,113	$ 520,533
Principal - 5/1	$ 280,000	$ 280,000	$ -	$ 280,000	$ 295,000
Interest - 5/1	$ 527,113	$ 527,113	$ -	$ 527,113	$ 520,533
Total Expenditures	**$ 1,334,225**	**$ 1,334,225**	**$ -**	**$ 1,334,225**	**$ 1,336,065**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (18,193)	$ (3,000)	$ (21,193)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (18,193)**	**$ (3,000)**	**$ (21,193)**	**$ -**
Excess Revenues/(Expenditures)	$ 600,101	$ 569,527	$ (1,608)	$ 567,919	$ 582,003

Interest - 11/1 $ 513,600.00

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	341	$596,656	$1,749.72	$1,881.42
Single Family 40' - Meritage	89	$146,827	$1,649.74	$1,773.91
Single Family 50'	264	$461,927	$1,749.72	$1,881.42
Single Family 50' - Meritage	76	$125,380	$1,649.74	$1,773.91
Total	770	**$1,330,790**		

Hamilton Bluff

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date		Balance		Prinicpal		Interest		Total
11/01/26	$	18,615,000.00	$	-	$	520,532.50	$	520,532.50
05/01/27	$	18,615,000.00	$	295,000.00	$	520,532.50		
11/01/27	$	18,320,000.00	$	-	$	513,600.00	$	1,329,132.50
05/01/28	$	18,320,000.00	$	310,000.00	$	513,600.00		
11/01/28	$	18,010,000.00	$	-	$	506,315.00	$	1,329,915.00
05/01/29	$	18,010,000.00	$	325,000.00	$	506,315.00		
11/01/29	$	17,685,000.00	$	-	$	498,677.50	$	1,329,992.50
05/01/30	$	17,685,000.00	$	340,000.00	$	498,677.50		
11/01/30	$	17,345,000.00	$	-	$	490,687.50	$	1,329,365.00
05/01/31	$	17,345,000.00	$	355,000.00	$	490,687.50		
11/01/31	$	16,990,000.00	$	-	$	482,345.00	$	1,328,032.50
05/01/32	$	16,990,000.00	$	375,000.00	$	482,345.00		
11/01/32	$	16,615,000.00	$	-	$	472,032.50	$	1,329,377.50
05/01/33	$	16,615,000.00	$	395,000.00	$	472,032.50		
11/01/33	$	16,220,000.00	$	-	$	461,170.00	$	1,328,202.50
05/01/34	$	16,220,000.00	$	420,000.00	$	461,170.00		
11/01/34	$	15,800,000.00	$	-	$	449,620.00	$	1,330,790.00
05/01/35	$	15,800,000.00	$	440,000.00	$	449,620.00		
11/01/35	$	15,360,000.00	$	-	$	437,520.00	$	1,327,140.00
05/01/36	$	15,360,000.00	$	465,000.00	$	437,520.00		
11/01/36	$	14,895,000.00	$	-	$	424,732.50	$	1,327,252.50
05/01/37	$	14,895,000.00	$	490,000.00	$	424,732.50		
11/01/37	$	14,405,000.00	$	-	$	411,257.50	$	1,325,990.00
05/01/38	$	14,405,000.00	$	520,000.00	$	411,257.50		
11/01/38	$	13,885,000.00	$	-	$	396,957.50	$	1,328,215.00
05/01/39	$	13,885,000.00	$	550,000.00	$	396,957.50		
11/01/39	$	13,335,000.00	$	-	$	381,832.50	$	1,328,790.00
05/01/40	$	13,335,000.00	$	580,000.00	$	381,832.50		
11/01/40	$	12,755,000.00	$	-	$	365,882.50	$	1,327,715.00
05/01/41	$	12,755,000.00	$	615,000.00	$	365,882.50		
11/01/41	$	12,140,000.00	$	-	$	348,970.00	$	1,329,852.50
05/01/42	$	12,140,000.00	$	650,000.00	$	348,970.00		
11/01/42	$	11,490,000.00	$	-	$	331,095.00	$	1,330,065.00
05/01/43	$	11,490,000.00	$	685,000.00	$	331,095.00		
11/01/43	$	10,805,000.00	$	-	$	312,257.50	$	1,328,352.50
05/01/44	$	10,805,000.00	$	725,000.00	$	312,257.50		
11/01/44	$	10,080,000.00	$	-	$	292,320.00	$	1,329,577.50
05/01/45	$	10,080,000.00	$	765,000.00	$	292,320.00		
11/01/45	$	9,315,000.00	$	-	$	270,135.00	$	1,327,455.00
05/01/46	$	9,315,000.00	$	810,000.00	$	270,135.00		
11/01/46	$	8,505,000.00	$	-	$	246,645.00	$	1,326,780.00
05/01/47	$	8,505,000.00	$	860,000.00	$	246,645.00		

Hamilton Bluff

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/47	$ 7,645,000.00	$ -	$ 221,705.00	$ 1,328,350.00
05/01/48	$ 7,645,000.00	$ 910,000.00	$ 221,705.00	
11/01/48	$ 6,735,000.00	$ -	$ 195,315.00	$ 1,327,020.00
05/01/49	$ 6,735,000.00	$ 965,000.00	$ 195,315.00	
11/01/49	$ 5,770,000.00	$ -	$ 167,330.00	$ 1,327,645.00
05/01/50	$ 5,770,000.00	$ 1,025,000.00	$ 167,330.00	
11/01/50	$ 4,745,000.00	$ -	$ 137,605.00	$ 1,329,935.00
05/01/51	$ 4,745,000.00	$ 1,085,000.00	$ 137,605.00	
11/01/51	$ 3,660,000.00	$ -	$ 106,140.00	$ 1,328,745.00
05/01/52	$ 3,660,000.00	$ 1,150,000.00	$ 106,140.00	
11/01/52	$ 2,510,000.00	$ -	$ 72,790.00	$ 1,328,930.00
05/01/53	$ 2,510,000.00	$ 1,220,000.00	$ 72,790.00	
11/01/53	$ 1,290,000.00	$ -	$ 37,410.00	$ 1,330,200.00
05/01/54	$ 1,290,000.00	$ 1,290,000.00	$ 37,410.00	$ 1,327,410.00
		$ 18,615,000.00	**$ 19,105,760.00**	**$ 37,720,760.00**

SECTION 2

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year**"), attached hereto as **Exhibit A**; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_______________________________

Its:_______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Hamilton Bluff
Community Development District

Proposed Budget
FY2027

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Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ 520,770	$ 522,375	$ -	$ 522,375	$ 552,600
Assessments - Direct	$ 96,038	$ 96,038	$ -	$ 96,038	$ 92,801
Boundary Amendment Contributions	$ -	$ 65	$ 154	$ 218	$ -
Interest	$ -	$ 14,015	$ 3,000	$ 17,015	$ -
Lease Proceeds	$ -	$ 225,285	$ -	$ 225,285	$ -
Miscellaneous Revenue	$ -	$ 98,584	$ -	$ 98,584	$ -
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 67,531
Total Revenues	**$ 616,809**	**$ 956,362**	**$ 3,154**	**$ 959,516**	**$ 712,933**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 3,400	$ 3,000	$ 6,400	$ 6,000
FICA Expenditures	$ 918	$ 260	$ 230	$ 490	$ 459
Engineering	$ 10,000	$ 2,698	$ 1,500	$ 4,198	$ 10,000
Attorney	$ 25,000	$ 13,898	$ 4,500	$ 18,398	$ 20,000
Annual Audit	$ 3,150	$ 3,150	$ -	$ 3,150	$ 3,250
Assessment Administration	$ 5,150	$ 5,150	$ -	$ 5,150	$ 5,408
Arbitrage	$ 450	$ 900	$ -	$ 900	$ 450
Dissemination	$ 5,150	$ 3,863	$ 1,288	$ 5,150	$ 5,408
Disclosure Software	$ 2,500	$ 2,500	$ -	$ 2,500	$ 2,500
Trustee Fees	$ 4,500	$ 6,532	$ -	$ 6,532	$ 13,063
Management Fees	$ 39,140	$ 29,355	$ 9,785	$ 39,140	$ 41,097
Information Technology	$ 1,947	$ 1,460	$ 487	$ 1,947	$ 2,044
Website Maintenance	$ 1,298	$ 974	$ 325	$ 1,298	$ 1,363
Postage & Delivery	$ 1,000	$ 573	$ 240	$ 813	$ 1,000
Insurance	$ 7,434	$ 5,602	$ -	$ 5,602	$ 6,162
Copies	$ 500	$ 15	$ 45	$ 60	$ 500
Legal Advertising	$ 5,000	$ 1,044	$ 4,500	$ 5,544	$ 3,500
Boundary Amendment Expenses	$ -	$ 218	$ -	$ 218	$ -
Other Current Charges	$ 2,000	$ 335	$ 195	$ 530	$ 1,000
Office Supplies	$ 625	$ 15	$ 30	$ 45	$ 250
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative:	**$ 127,937**	**$ 82,116**	**$ 26,123**	**$ 108,239**	**$ 123,628**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 13,500	$ 1,980	$ -	$ 1,980	$ 15,000
Field Management	$ 15,000	$ 11,250	$ 3,750	$ 15,000	$ 15,750
Landscape Maintenance	$ 179,072	$ 139,021	$ 49,682	$ 188,703	$ 235,000
Landscape Replacement	$ 12,000	$ -	$ 3,000	$ 3,000	$ 50,000
Pond Maintenance	$ 14,400	$ 10,800	$ 3,600	$ 14,400	$ 14,400
Streetlights	$ 55,000	$ 30,382	$ 13,500	$ 43,882	$ 50,000
Electric	$ 1,500	$ 5,121	$ 1,950	$ 7,071	$ 10,000
Water & Sewer	$ 35,000	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 7,500	$ 585	$ 900	$ 1,485	$ 7,500
General Repairs & Maintenance	$ 12,500	$ 2,725	$ 3,000	$ 5,725	$ 12,500
Holiday Décor	$ 7,500	$ 7,450	$ -	$ 7,450	$ 7,500
Field Contingency	$ 7,500	$ 330	$ 1,875	$ 2,205	$ 7,500
Total Field Expenditures	**$ 360,472**	**$ 209,644**	**$ 81,257**	**$ 290,900**	**$ 425,150**

Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 10,875	$ -	$ 3,000	$ 3,000	$ 18,000
Amenity - Water	$ 4,125	$ -	$ 2,000	$ 2,000	$ 12,000
Playground/Pool Furniture Leases	$ 41,250	$ 193,480	$ 2,941	$ 196,421	$ 11,764
Internet	$ 1,200	$ -	$ 200	$ 200	$ 1,200
Pest Control	$ 825	$ -	$ 583	$ 583	$ 3,500
Janitorial Service	$ 10,125	$ 273	$ 3,115	$ 3,388	$ 18,690
Amenity Management	$ 7,500	$ -	$ 1,667	$ 1,667	$ 10,000
Security Services	$ 18,000	$ -	$ 5,500	$ 5,500	$ 33,000
Pool Maintenance	$ 19,500	$ -	$ 6,000	$ 6,000	$ 36,000
Amenity Repairs & Maintenance	$ 7,500	$ -	$ 1,667	$ 1,667	$ 10,000
Contingency	$ 7,500	$ -	$ 1,000	$ 1,000	$ 10,000
Capital Outlay	$ -	$ 225,285	$ -	$ 225,285	$ -
Total Amenity Expenditures	**$ 128,400**	**$ 419,038**	**$ 27,673**	**$ 446,711**	**$ 164,154**
Total Operations & Maintenance:	**$ 488,872**	**$ 628,682**	**$ 108,930**	**$ 737,612**	**$ 589,304**
Total Expenditures	**$ 616,809**	**$ 710,798**	**$ 135,053**	**$ 845,851**	**$ 712,933**
Excess Revenues/(Expenditures)	$ -	$ 245,564	$ (131,899)	$ 113,665	$ -

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

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 & 2	770	1.00	770.00	$552,600.05	$717.66	$771.68
Unplatted - Phase 3	451	0.05	22.42	$18,055.82	$40.04	$43.05
Unplatted - Overlook	1,657	0.05	82.37	$66,338.12	$40.04	$43.05
Unplatted - Brook Hollow	210	0.05	10.44	$8,407.37	$40.04	$43.05
	3088		885.23	**$645,401.35**		

Product Type	FY27 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Phase 1 & 2	$771.68	$727.24	$44.44
Unplatted - Phase 3	$43.05	$44.55	-$1.50
Unplatted - Overlook	$43.05	$44.55	-$1.50
Unplatted - Brook Hollow	$43.05	$44.55	-$1.50

Hamilton Bluff
Community Development District
General Fund Budget

<u>Revenues:</u>

<u>Assessments</u>

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

<u>Carry Forward Surplus</u>

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

<u>Expenditures:</u>

<u>General & Administrative:</u>

<u>Supervisor Fees</u>

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

<u>FICA Expenditures</u>

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

<u>Engineering</u>

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

<u>Attorney</u>

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

<u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

<u>Assessment Administration</u>

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2024 bond issuance and anticipates this cost with a future bond issuance.

Dissemination

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

Disclosure Software

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

Trustee Fees

The District incurs annual trustee related costs with Series 2024 bond with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services–Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services–Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The district is currently contracted with Prince & Sons, Inc.

Landscape Replacement

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

Pond Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

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

Holiday Décor

Represents the estimated cost of adding holiday décor to the District's entry monuments. The district is contracted with Sparkling Pools and Lights, LLC DBA Festive Glow.

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Playground/Pool Equipment Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Amenity Management

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Contingency

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

Hamilton Bluff

Community Development District

Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 1,330,790	$ 1,334,872	$ -	$ 1,334,872	$ 1,330,790
Interest	$ 38,717	$ 37,325	$ 1,392	$ 38,717	$ 19,359
Carry Forward Surplus [1]	$ 564,819	$ 549,748	$ -	$ 549,748	$ 567,919
Total Revenues	**$ 1,934,326**	**$ 1,921,945**	**$ 1,392**	**$ 1,923,337**	**$ 1,918,068**
Expenditures					
Interest - 11/1	$ 527,113	$ 527,113	$ -	$ 527,113	$ 520,533
Principal - 5/1	$ 280,000	$ 280,000	$ -	$ 280,000	$ 295,000
Interest - 5/1	$ 527,113	$ 527,113	$ -	$ 527,113	$ 520,533
Total Expenditures	**$ 1,334,225**	**$ 1,334,225**	**$ -**	**$ 1,334,225**	**$ 1,336,065**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (18,193)	$ (3,000)	$ (21,193)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (18,193)**	**$ (3,000)**	**$ (21,193)**	**$ -**
Excess Revenues/(Expenditures)	$ 600,101	$ 569,527	$ (1,608)	$ 567,919	$ 582,003

Interest - 11/1 $ 513,600.00

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	341	$596,656	$1,749.72	$1,881.42
Single Family 40' - Meritage	89	$146,827	$1,649.74	$1,773.91
Single Family 50'	264	$461,927	$1,749.72	$1,881.42
Single Family 50' - Meritage	76	$125,380	$1,649.74	$1,773.91
Total	770	**$1,330,790**		

Hamilton Bluff

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	$ 18,615,000.00	$ -	$ 520,532.50	$ 520,532.50
05/01/27	$ 18,615,000.00	$ 295,000.00	$ 520,532.50	
11/01/27	$ 18,320,000.00	$ -	$ 513,600.00	$ 1,329,132.50
05/01/28	$ 18,320,000.00	$ 310,000.00	$ 513,600.00	
11/01/28	$ 18,010,000.00	$ -	$ 506,315.00	$ 1,329,915.00
05/01/29	$ 18,010,000.00	$ 325,000.00	$ 506,315.00	
11/01/29	$ 17,685,000.00	$ -	$ 498,677.50	$ 1,329,992.50
05/01/30	$ 17,685,000.00	$ 340,000.00	$ 498,677.50	
11/01/30	$ 17,345,000.00	$ -	$ 490,687.50	$ 1,329,365.00
05/01/31	$ 17,345,000.00	$ 355,000.00	$ 490,687.50	
11/01/31	$ 16,990,000.00	$ -	$ 482,345.00	$ 1,328,032.50
05/01/32	$ 16,990,000.00	$ 375,000.00	$ 482,345.00	
11/01/32	$ 16,615,000.00	$ -	$ 472,032.50	$ 1,329,377.50
05/01/33	$ 16,615,000.00	$ 395,000.00	$ 472,032.50	
11/01/33	$ 16,220,000.00	$ -	$ 461,170.00	$ 1,328,202.50
05/01/34	$ 16,220,000.00	$ 420,000.00	$ 461,170.00	
11/01/34	$ 15,800,000.00	$ -	$ 449,620.00	$ 1,330,790.00
05/01/35	$ 15,800,000.00	$ 440,000.00	$ 449,620.00	
11/01/35	$ 15,360,000.00	$ -	$ 437,520.00	$ 1,327,140.00
05/01/36	$ 15,360,000.00	$ 465,000.00	$ 437,520.00	
11/01/36	$ 14,895,000.00	$ -	$ 424,732.50	$ 1,327,252.50
05/01/37	$ 14,895,000.00	$ 490,000.00	$ 424,732.50	
11/01/37	$ 14,405,000.00	$ -	$ 411,257.50	$ 1,325,990.00
05/01/38	$ 14,405,000.00	$ 520,000.00	$ 411,257.50	
11/01/38	$ 13,885,000.00	$ -	$ 396,957.50	$ 1,328,215.00
05/01/39	$ 13,885,000.00	$ 550,000.00	$ 396,957.50	
11/01/39	$ 13,335,000.00	$ -	$ 381,832.50	$ 1,328,790.00
05/01/40	$ 13,335,000.00	$ 580,000.00	$ 381,832.50	
11/01/40	$ 12,755,000.00	$ -	$ 365,882.50	$ 1,327,715.00
05/01/41	$ 12,755,000.00	$ 615,000.00	$ 365,882.50	
11/01/41	$ 12,140,000.00	$ -	$ 348,970.00	$ 1,329,852.50
05/01/42	$ 12,140,000.00	$ 650,000.00	$ 348,970.00	
11/01/42	$ 11,490,000.00	$ -	$ 331,095.00	$ 1,330,065.00
05/01/43	$ 11,490,000.00	$ 685,000.00	$ 331,095.00	
11/01/43	$ 10,805,000.00	$ -	$ 312,257.50	$ 1,328,352.50
05/01/44	$ 10,805,000.00	$ 725,000.00	$ 312,257.50	
11/01/44	$ 10,080,000.00	$ -	$ 292,320.00	$ 1,329,577.50
05/01/45	$ 10,080,000.00	$ 765,000.00	$ 292,320.00	
11/01/45	$ 9,315,000.00	$ -	$ 270,135.00	$ 1,327,455.00
05/01/46	$ 9,315,000.00	$ 810,000.00	$ 270,135.00	
11/01/46	$ 8,505,000.00	$ -	$ 246,645.00	$ 1,326,780.00
05/01/47	$ 8,505,000.00	$ 860,000.00	$ 246,645.00	

Hamilton Bluff

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date		Balance		Prinicpal		Interest		Total
11/01/47	$	7,645,000.00	$	-	$	221,705.00	$	1,328,350.00
05/01/48	$	7,645,000.00	$	910,000.00	$	221,705.00		
11/01/48	$	6,735,000.00	$	-	$	195,315.00	$	1,327,020.00
05/01/49	$	6,735,000.00	$	965,000.00	$	195,315.00		
11/01/49	$	5,770,000.00	$	-	$	167,330.00	$	1,327,645.00
05/01/50	$	5,770,000.00	$	1,025,000.00	$	167,330.00		
11/01/50	$	4,745,000.00	$	-	$	137,605.00	$	1,329,935.00
05/01/51	$	4,745,000.00	$	1,085,000.00	$	137,605.00		
11/01/51	$	3,660,000.00	$	-	$	106,140.00	$	1,328,745.00
05/01/52	$	3,660,000.00	$	1,150,000.00	$	106,140.00		
11/01/52	$	2,510,000.00	$	-	$	72,790.00	$	1,328,930.00
05/01/53	$	2,510,000.00	$	1,220,000.00	$	72,790.00		
11/01/53	$	1,290,000.00	$	-	$	37,410.00	$	1,330,200.00
05/01/54	$	1,290,000.00	$	1,290,000.00	$	37,410.00	$	1,327,410.00
			$	**18,615,000.00**	**$**	**19,105,760.00**	**$**	**37,720,760.00**

Hamilton Bluff CDD

FY 27 Assessment Roll

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502001010	1	$771.68	$1,881.42	$2,653.10
272815822502001020	1	$771.68	$1,881.42	$2,653.10
272815822502001030	1	$771.68	$1,881.42	$2,653.10
272815822502001040	1	$771.68	$1,881.42	$2,653.10
272815822502002010	1	$771.68	$1,773.91	$2,545.59
272815822502002020	1	$771.68	$1,773.91	$2,545.59
272815822502002030	1	$771.68	$1,773.91	$2,545.59
272815822502002040	1	$771.68	$1,773.91	$2,545.59
272815822502002050	1	$771.68	$1,773.91	$2,545.59
272815822502002060	1	$771.68	$1,773.91	$2,545.59
272815822502002070	1	$771.68	$1,773.91	$2,545.59
272815822502002080	1	$771.68	$1,773.91	$2,545.59
272815822502002090	1	$771.68	$1,773.91	$2,545.59
272815822502002100	1	$771.68	$1,773.91	$2,545.59
272815822502002110	1	$771.68	$1,773.91	$2,545.59
272815822502002120	1	$771.68	$1,881.42	$2,653.10
272815822502002130	1	$771.68	$1,881.42	$2,653.10
272815822502002140	1	$771.68	$1,881.42	$2,653.10
272815822502002150	1	$771.68	$1,881.42	$2,653.10
272815822502002160	1	$771.68	$1,881.42	$2,653.10
272815822502002170	1	$771.68	$1,881.42	$2,653.10
272815822502002180	1	$771.68	$1,881.42	$2,653.10
272815822502002190	1	$771.68	$1,881.42	$2,653.10
272815822502002200	1	$771.68	$1,881.42	$2,653.10
272815822502002210	1	$771.68	$1,881.42	$2,653.10
272815822502002220	1	$771.68	$1,881.42	$2,653.10
272815822502002230	1	$771.68	$1,881.42	$2,653.10
272815822502002240	1	$771.68	$1,881.42	$2,653.10
272815822502002250	1	$771.68	$1,881.42	$2,653.10
272815822502002260	1	$771.68	$1,881.42	$2,653.10
272815822502002270	1	$771.68	$1,881.42	$2,653.10
272815822502002280	1	$771.68	$1,881.42	$2,653.10
272815822502002290	1	$771.68	$1,881.42	$2,653.10
272815822502002300	1	$771.68	$1,881.42	$2,653.10
272815822502002310	1	$771.68	$1,881.42	$2,653.10
272815822502002320	1	$771.68	$1,881.42	$2,653.10
272815822502002330	1	$771.68	$1,881.42	$2,653.10
272815822502002340	1	$771.68	$1,881.42	$2,653.10
272815822502002350	1	$771.68	$1,881.42	$2,653.10
272815822502002360	1	$771.68	$1,881.42	$2,653.10
272815822502005010	1	$771.68	$1,881.42	$2,653.10
272815822502005020	1	$771.68	$1,881.42	$2,653.10
272815822502005030	1	$771.68	$1,881.42	$2,653.10
272815822502005040	1	$771.68	$1,881.42	$2,653.10
272815822502005050	1	$771.68	$1,881.42	$2,653.10
272815822502005060	1	$771.68	$1,881.42	$2,653.10
272815822502005070	1	$771.68	$1,881.42	$2,653.10
272815822502005080	1	$771.68	$1,881.42	$2,653.10
272815822502005090	1	$771.68	$1,881.42	$2,653.10
272815822502005100	1	$771.68	$1,881.42	$2,653.10
272815822502005110	1	$771.68	$1,881.42	$2,653.10
272815822502005120	1	$771.68	$1,881.42	$2,653.10
272815822502005130	1	$771.68	$1,881.42	$2,653.10
272815822502005140	1	$771.68	$1,881.42	$2,653.10
272815822502005150	1	$771.68	$1,881.42	$2,653.10
272815822502005160	1	$771.68	$1,881.42	$2,653.10
272815822502005170	1	$771.68	$1,881.42	$2,653.10
272815822502005180	1	$771.68	$1,881.42	$2,653.10
272815822502005190	1	$771.68	$1,881.42	$2,653.10
272815822502005200	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502005210	1	$771.68	$1,881.42	$2,653.10
272815822502006010	1	$771.68	$1,773.91	$2,545.59
272815822502006020	1	$771.68	$1,773.91	$2,545.59
272815822502006030	1	$771.68	$1,773.91	$2,545.59
272815822502006040	1	$771.68	$1,773.91	$2,545.59
272815822502006050	1	$771.68	$1,773.91	$2,545.59
272815822502006060	1	$771.68	$1,773.91	$2,545.59
272815822502006070	1	$771.68	$1,773.91	$2,545.59
272815822502006080	1	$771.68	$1,773.91	$2,545.59
272815822502006090	1	$771.68	$1,773.91	$2,545.59
272815822502006100	1	$771.68	$1,773.91	$2,545.59
272815822502006110	1	$771.68	$1,773.91	$2,545.59
272815822502006120	1	$771.68	$1,773.91	$2,545.59
272815822502006130	1	$771.68	$1,773.91	$2,545.59
272815822502006140	1	$771.68	$1,773.91	$2,545.59
272815822502006150	1	$771.68	$1,773.91	$2,545.59
272815822502006160	1	$771.68	$1,773.91	$2,545.59
272815822502006170	1	$771.68	$1,773.91	$2,545.59
272815822502006180	1	$771.68	$1,773.91	$2,545.59
272815822502006190	1	$771.68	$1,773.91	$2,545.59
272815822502006200	1	$771.68	$1,773.91	$2,545.59
272815822502006210	1	$771.68	$1,773.91	$2,545.59
272815822502006220	1	$771.68	$1,773.91	$2,545.59
272815822502006230	1	$771.68	$1,773.91	$2,545.59
272815822502006240	1	$771.68	$1,773.91	$2,545.59
272815822502006250	1	$771.68	$1,881.42	$2,653.10
272815822502006260	1	$771.68	$1,881.42	$2,653.10
272815822502006270	1	$771.68	$1,881.42	$2,653.10
272815822502006280	1	$771.68	$1,881.42	$2,653.10
272815822502006290	1	$771.68	$1,881.42	$2,653.10
272815822502006300	1	$771.68	$1,881.42	$2,653.10
272815822502006310	1	$771.68	$1,881.42	$2,653.10
272815822502006320	1	$771.68	$1,881.42	$2,653.10
272815822502006330	1	$771.68	$1,881.42	$2,653.10
272815822502006340	1	$771.68	$1,881.42	$2,653.10
272815822502006350	1	$771.68	$1,881.42	$2,653.10
272815822502006360	1	$771.68	$1,881.42	$2,653.10
272815822502006370	1	$771.68	$1,881.42	$2,653.10
272815822502006380	1	$771.68	$1,881.42	$2,653.10
272815822502006390	1	$771.68	$1,881.42	$2,653.10
272815822502006400	1	$771.68	$1,881.42	$2,653.10
272815822502006410	1	$771.68	$1,881.42	$2,653.10
272815822502006420	1	$771.68	$1,881.42	$2,653.10
272815822502006430	1	$771.68	$1,881.42	$2,653.10
272815822502007010	1	$771.68	$1,881.42	$2,653.10
272815822502007020	1	$771.68	$1,881.42	$2,653.10
272815822502007030	1	$771.68	$1,881.42	$2,653.10
272815822502007040	1	$771.68	$1,881.42	$2,653.10
272815822502007050	1	$771.68	$1,881.42	$2,653.10
272815822502007060	1	$771.68	$1,881.42	$2,653.10
272815822502007070	1	$771.68	$1,881.42	$2,653.10
272815822502007080	1	$771.68	$1,881.42	$2,653.10
272815822502007090	1	$771.68	$1,881.42	$2,653.10
272815822502007100	1	$771.68	$1,881.42	$2,653.10
272815822502007110	1	$771.68	$1,881.42	$2,653.10
272815822502007120	1	$771.68	$1,881.42	$2,653.10
272815822502007130	1	$771.68	$1,881.42	$2,653.10
272815822502007140	1	$771.68	$1,881.42	$2,653.10
272815822502007150	1	$771.68	$1,881.42	$2,653.10
272815822502007160	1	$771.68	$1,881.42	$2,653.10
272815822502007170	1	$771.68	$1,881.42	$2,653.10
272815822502007180	1	$771.68	$1,881.42	$2,653.10
272815822502007190	1	$771.68	$1,881.42	$2,653.10
272815822502007200	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502007210	1	$771.68	$1,881.42	$2,653.10
272815822502007220	1	$771.68	$1,881.42	$2,653.10
272815822502007230	1	$771.68	$1,881.42	$2,653.10
272815822502007240	1	$771.68	$1,881.42	$2,653.10
272815822502007250	1	$771.68	$1,881.42	$2,653.10
272815822502007260	1	$771.68	$1,881.42	$2,653.10
272815822502007270	1	$771.68	$1,881.42	$2,653.10
272815822502007280	1	$771.68	$1,881.42	$2,653.10
272815822502007290	1	$771.68	$1,881.42	$2,653.10
272815822502007300	1	$771.68	$1,881.42	$2,653.10
272815822502007310	1	$771.68	$1,881.42	$2,653.10
272815822502007320	1	$771.68	$1,881.42	$2,653.10
272815822502007330	1	$771.68	$1,881.42	$2,653.10
272815822502007340	1	$771.68	$1,881.42	$2,653.10
272815822502007350	1	$771.68	$1,881.42	$2,653.10
272815822502007360	1	$771.68	$1,881.42	$2,653.10
272815822502007370	1	$771.68	$1,881.42	$2,653.10
272815822502007380	1	$771.68	$1,881.42	$2,653.10
272815822502007390	1	$771.68	$1,881.42	$2,653.10
272815822502007400	1	$771.68	$1,881.42	$2,653.10
272815822502007410	1	$771.68	$1,881.42	$2,653.10
272815822502007420	1	$771.68	$1,881.42	$2,653.10
272815822502007430	1	$771.68	$1,881.42	$2,653.10
272815822502007440	1	$771.68	$1,881.42	$2,653.10
272815822502007450	1	$771.68	$1,881.42	$2,653.10
272815822502007460	1	$771.68	$1,881.42	$2,653.10
272815822502007470	1	$771.68	$1,881.42	$2,653.10
272815822502007480	1	$771.68	$1,881.42	$2,653.10
272815822502008010	1	$771.68	$1,881.42	$2,653.10
272815822502008020	1	$771.68	$1,881.42	$2,653.10
272815822502008030	1	$771.68	$1,881.42	$2,653.10
272815822502008040	1	$771.68	$1,881.42	$2,653.10
272815822502008050	1	$771.68	$1,881.42	$2,653.10
272815822502008060	1	$771.68	$1,881.42	$2,653.10
272815822502008070	1	$771.68	$1,881.42	$2,653.10
272815822502008080	1	$771.68	$1,881.42	$2,653.10
272815822502008090	1	$771.68	$1,881.42	$2,653.10
272815822502008100	1	$771.68	$1,881.42	$2,653.10
272815822502008110	1	$771.68	$1,881.42	$2,653.10
272815822502008120	1	$771.68	$1,881.42	$2,653.10
272815822502008130	1	$771.68	$1,881.42	$2,653.10
272815822502008140	1	$771.68	$1,881.42	$2,653.10
272815822502008150	1	$771.68	$1,881.42	$2,653.10
272815822502008160	1	$771.68	$1,881.42	$2,653.10
272815822502008170	1	$771.68	$1,881.42	$2,653.10
272815822502008180	1	$771.68	$1,881.42	$2,653.10
272815822502008190	1	$771.68	$1,881.42	$2,653.10
272815822502008200	1	$771.68	$1,881.42	$2,653.10
272815822502008210	1	$771.68	$1,881.42	$2,653.10
272815822502008220	1	$771.68	$1,881.42	$2,653.10
272815822502008230	1	$771.68	$1,881.42	$2,653.10
272815822502008240	1	$771.68	$1,881.42	$2,653.10
272815822502008250	1	$771.68	$1,881.42	$2,653.10
272815822502008260	1	$771.68	$1,881.42	$2,653.10
272815822502008270	1	$771.68	$1,881.42	$2,653.10
272815822502008280	1	$771.68	$1,881.42	$2,653.10
272815822502008290	1	$771.68	$1,881.42	$2,653.10
272815822502008300	1	$771.68	$1,881.42	$2,653.10
272815822502008310	1	$771.68	$1,881.42	$2,653.10
272815822502008320	1	$771.68	$1,881.42	$2,653.10
272815822502008330	1	$771.68	$1,881.42	$2,653.10
272815822502008340	1	$771.68	$1,881.42	$2,653.10
272815822502008350	1	$771.68	$1,881.42	$2,653.10
272815822502008360	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502008370	1	$771.68	$1,881.42	$2,653.10
272815822502008380	1	$771.68	$1,881.42	$2,653.10
272815822502009010	1	$771.68	$1,773.91	$2,545.59
272815822502009020	1	$771.68	$1,773.91	$2,545.59
272815822502009030	1	$771.68	$1,773.91	$2,545.59
272815822502009040	1	$771.68	$1,773.91	$2,545.59
272815822502009050	1	$771.68	$1,773.91	$2,545.59
272815822502009060	1	$771.68	$1,773.91	$2,545.59
272815822502009070	1	$771.68	$1,773.91	$2,545.59
272815822502009080	1	$771.68	$1,773.91	$2,545.59
272815822502009090	1	$771.68	$1,773.91	$2,545.59
272815822502009100	1	$771.68	$1,773.91	$2,545.59
272815822502009110	1	$771.68	$1,773.91	$2,545.59
272815822502009120	1	$771.68	$1,773.91	$2,545.59
272815822502009130	1	$771.68	$1,773.91	$2,545.59
272815822502009140	1	$771.68	$1,773.91	$2,545.59
272815822502009150	1	$771.68	$1,773.91	$2,545.59
272815822502009340	1	$771.68	$1,773.91	$2,545.59
272815822502009350	1	$771.68	$1,773.91	$2,545.59
272815822502009360	1	$771.68	$1,773.91	$2,545.59
272815822502009370	1	$771.68	$1,773.91	$2,545.59
272815822502009380	1	$771.68	$1,773.91	$2,545.59
272815822502009390	1	$771.68	$1,773.91	$2,545.59
272815822502009400	1	$771.68	$1,773.91	$2,545.59
272815822502009410	1	$771.68	$1,773.91	$2,545.59
272815822502009420	1	$771.68	$1,773.91	$2,545.59
272815822502009430	1	$771.68	$1,773.91	$2,545.59
272815822502009440	1	$771.68	$1,773.91	$2,545.59
272815822502009450	1	$771.68	$1,773.91	$2,545.59
272815822502009460	1	$771.68	$1,773.91	$2,545.59
272815822502009470	1	$771.68	$1,773.91	$2,545.59
272815822502009480	1	$771.68	$1,773.91	$2,545.59
272815822502009160	1	$771.68	$1,881.42	$2,653.10
272815822502009170	1	$771.68	$1,881.42	$2,653.10
272815822502009180	1	$771.68	$1,881.42	$2,653.10
272815822502009190	1	$771.68	$1,881.42	$2,653.10
272815822502009200	1	$771.68	$1,881.42	$2,653.10
272815822502009210	1	$771.68	$1,881.42	$2,653.10
272815822502009220	1	$771.68	$1,881.42	$2,653.10
272815822502009230	1	$771.68	$1,881.42	$2,653.10
272815822502009240	1	$771.68	$1,881.42	$2,653.10
272815822502009250	1	$771.68	$1,881.42	$2,653.10
272815822502009260	1	$771.68	$1,881.42	$2,653.10
272815822502009270	1	$771.68	$1,881.42	$2,653.10
272815822502009280	1	$771.68	$1,881.42	$2,653.10
272815822502009290	1	$771.68	$1,881.42	$2,653.10
272815822502009300	1	$771.68	$1,881.42	$2,653.10
272815822502009310	1	$771.68	$1,881.42	$2,653.10
272815822502009320	1	$771.68	$1,881.42	$2,653.10
272815822502009330	1	$771.68	$1,881.42	$2,653.10
272815822502011010	1	$771.68	$1,881.42	$2,653.10
272815822502011020	1	$771.68	$1,881.42	$2,653.10
272815822502011030	1	$771.68	$1,881.42	$2,653.10
272815822502011040	1	$771.68	$1,881.42	$2,653.10
272815822502011050	1	$771.68	$1,881.42	$2,653.10
272815822502011060	1	$771.68	$1,881.42	$2,653.10
272815822502011070	1	$771.68	$1,881.42	$2,653.10
272815822502011080	1	$771.68	$1,881.42	$2,653.10
272815822502011090	1	$771.68	$1,881.42	$2,653.10
272815822502011100	1	$771.68	$1,881.42	$2,653.10
272815822502011110	1	$771.68	$1,881.42	$2,653.10
272815822502012010	1	$771.68	$1,881.42	$2,653.10
272815822502012020	1	$771.68	$1,881.42	$2,653.10
272815822502012030	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502012040	1	$771.68	$1,881.42	$2,653.10
272815822502012050	1	$771.68	$1,881.42	$2,653.10
272815822502012060	1	$771.68	$1,881.42	$2,653.10
272815822502012070	1	$771.68	$1,881.42	$2,653.10
272815822502012080	1	$771.68	$1,881.42	$2,653.10
272815822502012090	1	$771.68	$1,881.42	$2,653.10
272815822502013010	1	$771.68	$1,881.42	$2,653.10
272815822502013020	1	$771.68	$1,881.42	$2,653.10
272815822502013030	1	$771.68	$1,881.42	$2,653.10
272815822502013040	1	$771.68	$1,881.42	$2,653.10
272815822502013050	1	$771.68	$1,881.42	$2,653.10
272815822502013060	1	$771.68	$1,881.42	$2,653.10
272815822502013070	1	$771.68	$1,881.42	$2,653.10
272815822502013080	1	$771.68	$1,881.42	$2,653.10
272815822502013090	1	$771.68	$1,881.42	$2,653.10
272815822502013100	1	$771.68	$1,881.42	$2,653.10
272815822502013110	1	$771.68	$1,881.42	$2,653.10
272815822502014010	1	$771.68	$1,881.42	$2,653.10
272815822502014020	1	$771.68	$1,881.42	$2,653.10
272815822502014030	1	$771.68	$1,881.42	$2,653.10
272815822502014040	1	$771.68	$1,881.42	$2,653.10
272815822502014050	1	$771.68	$1,881.42	$2,653.10
272815822502014060	1	$771.68	$1,881.42	$2,653.10
272815822502014070	1	$771.68	$1,881.42	$2,653.10
272815822502014080	1	$771.68	$1,881.42	$2,653.10
272815822502014090	1	$771.68	$1,881.42	$2,653.10
272815822502014100	1	$771.68	$1,881.42	$2,653.10
272815822502014110	1	$771.68	$1,881.42	$2,653.10
272815822502014120	1	$771.68	$1,881.42	$2,653.10
272815822502015010	1	$771.68	$1,881.42	$2,653.10
272815822502015020	1	$771.68	$1,881.42	$2,653.10
272815822502015030	1	$771.68	$1,881.42	$2,653.10
272815822502015040	1	$771.68	$1,881.42	$2,653.10
272815822502016010	1	$771.68	$1,881.42	$2,653.10
272815822502016020	1	$771.68	$1,881.42	$2,653.10
272815822502016030	1	$771.68	$1,881.42	$2,653.10
272815822502016040	1	$771.68	$1,881.42	$2,653.10
272815822502016050	1	$771.68	$1,881.42	$2,653.10
272815822502016060	1	$771.68	$1,881.42	$2,653.10
272815822502016070	1	$771.68	$1,881.42	$2,653.10
272815822502016080	1	$771.68	$1,881.42	$2,653.10
272815822502016090	1	$771.68	$1,881.42	$2,653.10
272815822502016100	1	$771.68	$1,881.42	$2,653.10
272815822502016110	1	$771.68	$1,881.42	$2,653.10
272815822502016120	1	$771.68	$1,881.42	$2,653.10
272815822502016130	1	$771.68	$1,881.42	$2,653.10
272815822502016140	1	$771.68	$1,881.42	$2,653.10
272815822502016150	1	$771.68	$1,881.42	$2,653.10
272815822502016160	1	$771.68	$1,881.42	$2,653.10
272815822502016170	1	$771.68	$1,881.42	$2,653.10
272815822502017010	1	$771.68	$1,881.42	$2,653.10
272815822502017020	1	$771.68	$1,881.42	$2,653.10
272815822502017030	1	$771.68	$1,881.42	$2,653.10
272815822502017040	1	$771.68	$1,881.42	$2,653.10
272815822502017050	1	$771.68	$1,881.42	$2,653.10
272815822502017060	1	$771.68	$1,881.42	$2,653.10
272815822502017070	1	$771.68	$1,881.42	$2,653.10
272815822502017080	1	$771.68	$1,881.42	$2,653.10
272815822502017090	1	$771.68	$1,881.42	$2,653.10
272815822502017100	1	$771.68	$1,881.42	$2,653.10
272815822502017110	1	$771.68	$1,881.42	$2,653.10
272815822502017120	1	$771.68	$1,881.42	$2,653.10
272815822502017130	1	$771.68	$1,881.42	$2,653.10
272815822502017140	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502017150	1	$771.68	$1,881.42	$2,653.10
272815822502017160	1	$771.68	$1,881.42	$2,653.10
272815822502017170	1	$771.68	$1,881.42	$2,653.10
272815822502017180	1	$771.68	$1,881.42	$2,653.10
272815822502017190	1	$771.68	$1,881.42	$2,653.10
272815822502017200	1	$771.68	$1,881.42	$2,653.10
272815822502017210	1	$771.68	$1,881.42	$2,653.10
272815822502017220	1	$771.68	$1,881.42	$2,653.10
272815822502017230	1	$771.68	$1,881.42	$2,653.10
272815822502017240	1	$771.68	$1,881.42	$2,653.10
272815822502017250	1	$771.68	$1,881.42	$2,653.10
272815822502017260	1	$771.68	$1,881.42	$2,653.10
272815822502017270	1	$771.68	$1,881.42	$2,653.10
272815822502017280	1	$771.68	$1,881.42	$2,653.10
272815822502017290	1	$771.68	$1,881.42	$2,653.10
272815822502017300	1	$771.68	$1,881.42	$2,653.10
272815822502017310	1	$771.68	$1,881.42	$2,653.10
272815822502017320	1	$771.68	$1,881.42	$2,653.10
272815822502017330	1	$771.68	$1,881.42	$2,653.10
272815822502017340	1	$771.68	$1,881.42	$2,653.10
272815822502017350	1	$771.68	$1,881.42	$2,653.10
272815822502017360	1	$771.68	$1,881.42	$2,653.10
272815822502017370	1	$771.68	$1,881.42	$2,653.10
272815822502017380	1	$771.68	$1,881.42	$2,653.10
272815822502017390	1	$771.68	$1,881.42	$2,653.10
272815822502018010	1	$771.68	$1,881.42	$2,653.10
272815822502018020	1	$771.68	$1,881.42	$2,653.10
272815822502018030	1	$771.68	$1,881.42	$2,653.10
272815822502018040	1	$771.68	$1,881.42	$2,653.10
272815822502019010	1	$771.68	$1,773.91	$2,545.59
272815822502019020	1	$771.68	$1,773.91	$2,545.59
272815822502019030	1	$771.68	$1,773.91	$2,545.59
272815822502019040	1	$771.68	$1,773.91	$2,545.59
272815822502019050	1	$771.68	$1,773.91	$2,545.59
272815822502019060	1	$771.68	$1,773.91	$2,545.59
272815822502019070	1	$771.68	$1,773.91	$2,545.59
272815822502019080	1	$771.68	$1,773.91	$2,545.59
272815822502019090	1	$771.68	$1,773.91	$2,545.59
272815822502019100	1	$771.68	$1,773.91	$2,545.59
272815822502019110	1	$771.68	$1,773.91	$2,545.59
272815822502019120	1	$771.68	$1,773.91	$2,545.59
272815822502019130	1	$771.68	$1,773.91	$2,545.59
272815822502019140	1	$771.68	$1,773.91	$2,545.59
272815822502019150	1	$771.68	$1,773.91	$2,545.59
272815822502019160	1	$771.68	$1,773.91	$2,545.59
272815822502019170	1	$771.68	$1,881.42	$2,653.10
272815822502019180	1	$771.68	$1,881.42	$2,653.10
272815822502020010	1	$771.68	$1,773.91	$2,545.59
272815822502020020	1	$771.68	$1,773.91	$2,545.59
272815822502020030	1	$771.68	$1,773.91	$2,545.59
272815822502020040	1	$771.68	$1,773.91	$2,545.59
272815822502020050	1	$771.68	$1,773.91	$2,545.59
272815822502020060	1	$771.68	$1,773.91	$2,545.59
272815822502020070	1	$771.68	$1,773.91	$2,545.59
272815822502020080	1	$771.68	$1,773.91	$2,545.59
272815822502021010	1	$771.68	$1,773.91	$2,545.59
272815822502021020	1	$771.68	$1,773.91	$2,545.59
272815822502021030	1	$771.68	$1,773.91	$2,545.59
272815822502021040	1	$771.68	$1,773.91	$2,545.59
272815822502021050	1	$771.68	$1,773.91	$2,545.59
272815822502021060	1	$771.68	$1,773.91	$2,545.59
272815822502021070	1	$771.68	$1,773.91	$2,545.59
272815822502021080	1	$771.68	$1,773.91	$2,545.59
272815822502022010	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502022020	1	$771.68	$1,881.42	$2,653.10
272815822502022030	1	$771.68	$1,881.42	$2,653.10
272815822502022040	1	$771.68	$1,881.42	$2,653.10
272815822502022050	1	$771.68	$1,881.42	$2,653.10
272815822502022060	1	$771.68	$1,881.42	$2,653.10
272815822502022070	1	$771.68	$1,881.42	$2,653.10
272815822502022080	1	$771.68	$1,881.42	$2,653.10
272815822502022090	1	$771.68	$1,881.42	$2,653.10
272815822502022100	1	$771.68	$1,881.42	$2,653.10
272815822502023040	1	$771.68	$1,773.91	$2,545.59
272815822502023050	1	$771.68	$1,773.91	$2,545.59
272815822502023060	1	$771.68	$1,773.91	$2,545.59
272815822502023070	1	$771.68	$1,773.91	$2,545.59
272815822502023080	1	$771.68	$1,773.91	$2,545.59
272815822502023090	1	$771.68	$1,773.91	$2,545.59
272815822502023100	1	$771.68	$1,773.91	$2,545.59
272815822502023110	1	$771.68	$1,773.91	$2,545.59
272815822502023120	1	$771.68	$1,773.91	$2,545.59
272815822502023130	1	$771.68	$1,773.91	$2,545.59
272815822502023140	1	$771.68	$1,773.91	$2,545.59
272815822502023150	1	$771.68	$1,773.91	$2,545.59
272815822502023160	1	$771.68	$1,773.91	$2,545.59
272815822502023170	1	$771.68	$1,773.91	$2,545.59
272815822502023180	1	$771.68	$1,773.91	$2,545.59
272815822502023190	1	$771.68	$1,773.91	$2,545.59
272815822502023200	1	$771.68	$1,773.91	$2,545.59
272815822502023210	1	$771.68	$1,773.91	$2,545.59
272815822502023010	1	$771.68	$1,881.42	$2,653.10
272815822502023020	1	$771.68	$1,881.42	$2,653.10
272815822502023030	1	$771.68	$1,881.42	$2,653.10
272815822502023220	1	$771.68	$1,881.42	$2,653.10
272815822502023230	1	$771.68	$1,881.42	$2,653.10
272815822502023240	1	$771.68	$1,881.42	$2,653.10
272815822502024080	1	$771.68	$1,773.91	$2,545.59
272815822502024090	1	$771.68	$1,773.91	$2,545.59
272815822502024100	1	$771.68	$1,773.91	$2,545.59
272815822502024110	1	$771.68	$1,773.91	$2,545.59
272815822502024120	1	$771.68	$1,773.91	$2,545.59
272815822502024170	1	$771.68	$1,773.91	$2,545.59
272815822502024180	1	$771.68	$1,773.91	$2,545.59
272815822502024190	1	$771.68	$1,773.91	$2,545.59
272815822502024200	1	$771.68	$1,773.91	$2,545.59
272815822502024210	1	$771.68	$1,773.91	$2,545.59
272815822502024010	1	$771.68	$1,881.42	$2,653.10
272815822502024020	1	$771.68	$1,881.42	$2,653.10
272815822502024030	1	$771.68	$1,881.42	$2,653.10
272815822502024040	1	$771.68	$1,881.42	$2,653.10
272815822502024050	1	$771.68	$1,881.42	$2,653.10
272815822502024060	1	$771.68	$1,881.42	$2,653.10
272815822502024070	1	$771.68	$1,881.42	$2,653.10
272815822502024130	1	$771.68	$1,881.42	$2,653.10
272815822502024140	1	$771.68	$1,881.42	$2,653.10
272815822502024150	1	$771.68	$1,881.42	$2,653.10
272815822502024160	1	$771.68	$1,881.42	$2,653.10
272815822502024220	1	$771.68	$1,881.42	$2,653.10
272815822502024230	1	$771.68	$1,881.42	$2,653.10
272815822502024240	1	$771.68	$1,881.42	$2,653.10
272815822502024250	1	$771.68	$1,881.42	$2,653.10
272815822502024260	1	$771.68	$1,881.42	$2,653.10
272815822502024270	1	$771.68	$1,881.42	$2,653.10
272815822502024280	1	$771.68	$1,881.42	$2,653.10
272815822502025010	1	$771.68	$1,881.42	$2,653.10
272815822502025020	1	$771.68	$1,881.42	$2,653.10
272815822502025030	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502025040	1	$771.68	$1,881.42	$2,653.10
272815822502025050	1	$771.68	$1,881.42	$2,653.10
272815822502025060	1	$771.68	$1,881.42	$2,653.10
272815822502025070	1	$771.68	$1,881.42	$2,653.10
272815822502025080	1	$771.68	$1,881.42	$2,653.10
272815822502025090	1	$771.68	$1,881.42	$2,653.10
272815822502025100	1	$771.68	$1,881.42	$2,653.10
272815822502026100	1	$771.68	$1,773.91	$2,545.59
272815822502026110	1	$771.68	$1,773.91	$2,545.59
272815822502026010	1	$771.68	$1,881.42	$2,653.10
272815822502026020	1	$771.68	$1,881.42	$2,653.10
272815822502026030	1	$771.68	$1,881.42	$2,653.10
272815822502026040	1	$771.68	$1,881.42	$2,653.10
272815822502026050	1	$771.68	$1,881.42	$2,653.10
272815822502026060	1	$771.68	$1,881.42	$2,653.10
272815822502026070	1	$771.68	$1,881.42	$2,653.10
272815822502026080	1	$771.68	$1,881.42	$2,653.10
272815822502026090	1	$771.68	$1,881.42	$2,653.10
272815822502026120	1	$771.68	$1,881.42	$2,653.10
272815822502026130	1	$771.68	$1,881.42	$2,653.10
272815822502026140	1	$771.68	$1,881.42	$2,653.10
272815822502026150	1	$771.68	$1,881.42	$2,653.10
272815822502026160	1	$771.68	$1,881.42	$2,653.10
272815822502026170	1	$771.68	$1,881.42	$2,653.10
272815822502026180	1	$771.68	$1,881.42	$2,653.10
272815822502026190	1	$771.68	$1,881.42	$2,653.10
272815822502026200	1	$771.68	$1,881.42	$2,653.10
272815822502026210	1	$771.68	$1,881.42	$2,653.10
272815822502026220	1	$771.68	$1,881.42	$2,653.10
272815822502026230	1	$771.68	$1,881.42	$2,653.10
272815822502026240	1	$771.68	$1,881.42	$2,653.10
272815822502026250	1	$771.68	$1,881.42	$2,653.10
272815822502026260	1	$771.68	$1,881.42	$2,653.10
272815822502026270	1	$771.68	$1,881.42	$2,653.10
272815822502026280	1	$771.68	$1,881.42	$2,653.10
272815822502026290	1	$771.68	$1,881.42	$2,653.10
272815822502026300	1	$771.68	$1,881.42	$2,653.10
272815822502026310	1	$771.68	$1,881.42	$2,653.10
272815822502026320	1	$771.68	$1,881.42	$2,653.10
272815822502026330	1	$771.68	$1,881.42	$2,653.10
272815822502026340	1	$771.68	$1,881.42	$2,653.10
272815822502026350	1	$771.68	$1,881.42	$2,653.10
272815822502026360	1	$771.68	$1,881.42	$2,653.10
272815822502026370	1	$771.68	$1,881.42	$2,653.10
272815822502026380	1	$771.68	$1,881.42	$2,653.10
272815822502026390	1	$771.68	$1,881.42	$2,653.10
272815822502026400	1	$771.68	$1,881.42	$2,653.10
272815822502026410	1	$771.68	$1,881.42	$2,653.10
272815822502026420	1	$771.68	$1,881.42	$2,653.10
272815822502026430	1	$771.68	$1,881.42	$2,653.10
272815822502026440	1	$771.68	$1,881.42	$2,653.10
272815822502026450	1	$771.68	$1,881.42	$2,653.10
272815822502026460	1	$771.68	$1,881.42	$2,653.10
272815822502026470	1	$771.68	$1,881.42	$2,653.10
272815822502026480	1	$771.68	$1,881.42	$2,653.10
272815822502026490	1	$771.68	$1,881.42	$2,653.10
272815822502026500	1	$771.68	$1,881.42	$2,653.10
272815822502026510	1	$771.68	$1,881.42	$2,653.10
272815822502026520	1	$771.68	$1,881.42	$2,653.10
272815822502027010	1	$771.68	$1,773.91	$2,545.59
272815822502027020	1	$771.68	$1,773.91	$2,545.59
272815822502027030	1	$771.68	$1,773.91	$2,545.59
272815822502027040	1	$771.68	$1,773.91	$2,545.59
272815822502027050	1	$771.68	$1,773.91	$2,545.59

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502027060	1	$771.68	$1,773.91	$2,545.59
272815822502027070	1	$771.68	$1,773.91	$2,545.59
272815822502027080	1	$771.68	$1,773.91	$2,545.59
272815822502028030	1	$771.68	$1,773.91	$2,545.59
272815822502028040	1	$771.68	$1,773.91	$2,545.59
272815822502028050	1	$771.68	$1,773.91	$2,545.59
272815822502028060	1	$771.68	$1,773.91	$2,545.59
272815822502028070	1	$771.68	$1,773.91	$2,545.59
272815822502028080	1	$771.68	$1,773.91	$2,545.59
272815822502028010	1	$771.68	$1,881.42	$2,653.10
272815822502028020	1	$771.68	$1,881.42	$2,653.10
272815822502029010	1	$771.68	$1,881.42	$2,653.10
272815822502029020	1	$771.68	$1,881.42	$2,653.10
272815822502029030	1	$771.68	$1,881.42	$2,653.10
272815822502029040	1	$771.68	$1,881.42	$2,653.10
272815822502029050	1	$771.68	$1,881.42	$2,653.10
272815822502029060	1	$771.68	$1,881.42	$2,653.10
272815822502029070	1	$771.68	$1,881.42	$2,653.10
272815822502030010	1	$771.68	$1,881.42	$2,653.10
272815822502030020	1	$771.68	$1,881.42	$2,653.10
272815822502030030	1	$771.68	$1,881.42	$2,653.10
272815822502030040	1	$771.68	$1,881.42	$2,653.10
272815822502030050	1	$771.68	$1,881.42	$2,653.10
272815822502030060	1	$771.68	$1,881.42	$2,653.10
272815822502030070	1	$771.68	$1,881.42	$2,653.10
272815822502030080	1	$771.68	$1,881.42	$2,653.10
272815822502030090	1	$771.68	$1,881.42	$2,653.10
272815822502030100	1	$771.68	$1,881.42	$2,653.10
272815822502030110	1	$771.68	$1,881.42	$2,653.10
272815822502030120	1	$771.68	$1,881.42	$2,653.10
272815822502031010	1	$771.68	$1,881.42	$2,653.10
272815822502031020	1	$771.68	$1,881.42	$2,653.10
272815822502031030	1	$771.68	$1,881.42	$2,653.10
272815822502031040	1	$771.68	$1,881.42	$2,653.10
272815822502032010	1	$771.68	$1,881.42	$2,653.10
272815822502032020	1	$771.68	$1,881.42	$2,653.10
272815822502032030	1	$771.68	$1,881.42	$2,653.10
272815822502032040	1	$771.68	$1,881.42	$2,653.10
272815822502032050	1	$771.68	$1,881.42	$2,653.10
272815822502032060	1	$771.68	$1,881.42	$2,653.10
272815822502032070	1	$771.68	$1,881.42	$2,653.10
272815822502032080	1	$771.68	$1,881.42	$2,653.10
272815822502032090	1	$771.68	$1,881.42	$2,653.10
272815822502032100	1	$771.68	$1,881.42	$2,653.10
272815822502032110	1	$771.68	$1,881.42	$2,653.10
272815822502032120	1	$771.68	$1,881.42	$2,653.10
272815822502032130	1	$771.68	$1,881.42	$2,653.10
272815822502032140	1	$771.68	$1,881.42	$2,653.10
272815822502032150	1	$771.68	$1,881.42	$2,653.10
272815822502032160	1	$771.68	$1,881.42	$2,653.10
272815822502032170	1	$771.68	$1,881.42	$2,653.10
272815822502032180	1	$771.68	$1,881.42	$2,653.10
272815822502032190	1	$771.68	$1,881.42	$2,653.10
272815822502032200	1	$771.68	$1,881.42	$2,653.10
272815822502032210	1	$771.68	$1,881.42	$2,653.10
272815822502033010	1	$771.68	$1,881.42	$2,653.10
272815822502033020	1	$771.68	$1,881.42	$2,653.10
272815822502033030	1	$771.68	$1,881.42	$2,653.10
272815822502033040	1	$771.68	$1,881.42	$2,653.10
272815822502033050	1	$771.68	$1,881.42	$2,653.10
272815822502033060	1	$771.68	$1,881.42	$2,653.10
272815822502033070	1	$771.68	$1,881.42	$2,653.10
272815822502033080	1	$771.68	$1,881.42	$2,653.10
272815822502033090	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502033100	1	$771.68	$1,881.42	$2,653.10
272815822502033110	1	$771.68	$1,881.42	$2,653.10
272815822502033120	1	$771.68	$1,881.42	$2,653.10
272815822502033130	1	$771.68	$1,881.42	$2,653.10
272815822502033140	1	$771.68	$1,881.42	$2,653.10
272815822502033150	1	$771.68	$1,881.42	$2,653.10
272815822502033160	1	$771.68	$1,881.42	$2,653.10
272815822502033170	1	$771.68	$1,881.42	$2,653.10
272815822502033180	1	$771.68	$1,881.42	$2,653.10
272815822502033190	1	$771.68	$1,881.42	$2,653.10
272815822502033200	1	$771.68	$1,881.42	$2,653.10
272815822502034010	1	$771.68	$1,881.42	$2,653.10
272815822502034020	1	$771.68	$1,881.42	$2,653.10
272815822502034030	1	$771.68	$1,881.42	$2,653.10
272815822502034040	1	$771.68	$1,881.42	$2,653.10
272815822502034050	1	$771.68	$1,881.42	$2,653.10
272815822502034060	1	$771.68	$1,881.42	$2,653.10
272815822502034070	1	$771.68	$1,881.42	$2,653.10
272815822502034080	1	$771.68	$1,881.42	$2,653.10
272815822502034090	1	$771.68	$1,881.42	$2,653.10
272815822502034100	1	$771.68	$1,881.42	$2,653.10
272815822502034110	1	$771.68	$1,881.42	$2,653.10
272815822502034120	1	$771.68	$1,881.42	$2,653.10
272815822502034130	1	$771.68	$1,881.42	$2,653.10
272815822502034140	1	$771.68	$1,881.42	$2,653.10
272815822502034150	1	$771.68	$1,881.42	$2,653.10
272815822502034160	1	$771.68	$1,881.42	$2,653.10
272815822502034170	1	$771.68	$1,881.42	$2,653.10
272815822502034180	1	$771.68	$1,881.42	$2,653.10
272815822502034190	1	$771.68	$1,881.42	$2,653.10
272815822502034200	1	$771.68	$1,881.42	$2,653.10
272815822502034210	1	$771.68	$1,881.42	$2,653.10
272815822502034220	1	$771.68	$1,881.42	$2,653.10
272815822502034230	1	$771.68	$1,881.42	$2,653.10
272815822502034240	1	$771.68	$1,881.42	$2,653.10
272815822502034250	1	$771.68	$1,881.42	$2,653.10
272815822502034260	1	$771.68	$1,881.42	$2,653.10
272815822502034270	1	$771.68	$1,881.42	$2,653.10
272815822502034280	1	$771.68	$1,881.42	$2,653.10
272815822502034290	1	$771.68	$1,881.42	$2,653.10
272815822502034300	1	$771.68	$1,881.42	$2,653.10
272815822502034310	1	$771.68	$1,881.42	$2,653.10
272815822502034320	1	$771.68	$1,881.42	$2,653.10
272815822502034330	1	$771.68	$1,881.42	$2,653.10
272815822502034340	1	$771.68	$1,881.42	$2,653.10
272815822502034350	1	$771.68	$1,881.42	$2,653.10
272815822502034360	1	$771.68	$1,881.42	$2,653.10
272815822502034370	1	$771.68	$1,881.42	$2,653.10
272815822502034380	1	$771.68	$1,881.42	$2,653.10
272815822502034390	1	$771.68	$1,881.42	$2,653.10
272815822502034400	1	$771.68	$1,881.42	$2,653.10
272815822502034410	1	$771.68	$1,881.42	$2,653.10
272815822502034420	1	$771.68	$1,881.42	$2,653.10
272815822502034430	1	$771.68	$1,881.42	$2,653.10
272815822502034440	1	$771.68	$1,881.42	$2,653.10
272815822502034450	1	$771.68	$1,881.42	$2,653.10
272815822502034460	1	$771.68	$1,881.42	$2,653.10
272815822502034470	1	$771.68	$1,881.42	$2,653.10
272815822502034480	1	$771.68	$1,881.42	$2,653.10
272815822502034490	1	$771.68	$1,881.42	$2,653.10
272815822502034500	1	$771.68	$1,881.42	$2,653.10
272815822502034510	1	$771.68	$1,881.42	$2,653.10
272815822502034520	1	$771.68	$1,881.42	$2,653.10
272815822502035010	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502035020	1	$771.68	$1,881.42	$2,653.10
272815822502035030	1	$771.68	$1,881.42	$2,653.10
272815822502035040	1	$771.68	$1,881.42	$2,653.10
272815822502035050	1	$771.68	$1,881.42	$2,653.10
272815822502035060	1	$771.68	$1,881.42	$2,653.10
272815822502035070	1	$771.68	$1,881.42	$2,653.10
272815822502035080	1	$771.68	$1,881.42	$2,653.10
272815822502035090	1	$771.68	$1,881.42	$2,653.10
272815822502035100	1	$771.68	$1,881.42	$2,653.10
272815822502035110	1	$771.68	$1,881.42	$2,653.10
272815822502035120	1	$771.68	$1,881.42	$2,653.10
272815822502036010	1	$771.68	$1,881.42	$2,653.10
272815822502036020	1	$771.68	$1,881.42	$2,653.10
272815822502036030	1	$771.68	$1,881.42	$2,653.10
272815822502036040	1	$771.68	$1,881.42	$2,653.10
272815822502036050	1	$771.68	$1,881.42	$2,653.10
272815822502036060	1	$771.68	$1,881.42	$2,653.10
272815822502036070	1	$771.68	$1,881.42	$2,653.10
272815822502036080	1	$771.68	$1,881.42	$2,653.10
272815822502036090	1	$771.68	$1,881.42	$2,653.10
272815822502036100	1	$771.68	$1,881.42	$2,653.10
272815822502036110	1	$771.68	$1,881.42	$2,653.10
272815822502036120	1	$771.68	$1,881.42	$2,653.10
272815822502037010	1	$771.68	$1,881.42	$2,653.10
272815822502037020	1	$771.68	$1,881.42	$2,653.10
272815822502037030	1	$771.68	$1,881.42	$2,653.10
272815822502037040	1	$771.68	$1,881.42	$2,653.10
272815822502037050	1	$771.68	$1,881.42	$2,653.10
272815822502037060	1	$771.68	$1,881.42	$2,653.10
272815822502037070	1	$771.68	$1,881.42	$2,653.10
272815822502038010	1	$771.68	$1,881.42	$2,653.10
272815822502038020	1	$771.68	$1,881.42	$2,653.10
272815822502038030	1	$771.68	$1,881.42	$2,653.10
272815822502038040	1	$771.68	$1,881.42	$2,653.10
272815822502038050	1	$771.68	$1,881.42	$2,653.10
272815822502038060	1	$771.68	$1,881.42	$2,653.10
272815822502038070	1	$771.68	$1,881.42	$2,653.10
272815822502038080	1	$771.68	$1,881.42	$2,653.10
272815822502038090	1	$771.68	$1,881.42	$2,653.10
272815822502038100	1	$771.68	$1,881.42	$2,653.10
272815822502038110	1	$771.68	$1,881.42	$2,653.10
272815822502038120	1	$771.68	$1,881.42	$2,653.10
272815822502038130	1	$771.68	$1,881.42	$2,653.10
272815822502038140	1	$771.68	$1,881.42	$2,653.10
272815822502038150	1	$771.68	$1,881.42	$2,653.10
272815822502038160	1	$771.68	$1,881.42	$2,653.10
272815822502038170	1	$771.68	$1,881.42	$2,653.10
272815822502038180	1	$771.68	$1,881.42	$2,653.10
272815822502038190	1	$771.68	$1,881.42	$2,653.10
272815822502038200	1	$771.68	$1,881.42	$2,653.10
272815822502038210	1	$771.68	$1,881.42	$2,653.10
272815822502038220	1	$771.68	$1,881.42	$2,653.10
272815822502038230	1	$771.68	$1,881.42	$2,653.10
272815822502038240	1	$771.68	$1,881.42	$2,653.10
272815822502038250	1	$771.68	$1,881.42	$2,653.10
272815822502038260	1	$771.68	$1,881.42	$2,653.10
272815822502038270	1	$771.68	$1,881.42	$2,653.10
272815822502038280	1	$771.68	$1,881.42	$2,653.10
272815822502038290	1	$771.68	$1,881.42	$2,653.10
272815822502038300	1	$771.68	$1,881.42	$2,653.10
272815822502038310	1	$771.68	$1,881.42	$2,653.10
272815822502039010	1	$771.68	$1,881.42	$2,653.10
272815822502039020	1	$771.68	$1,881.42	$2,653.10
272815822502039030	1	$771.68	$1,881.42	$2,653.10

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502039040	1	$771.68	$1,881.42	$2,653.10
272815822502039050	1	$771.68	$1,881.42	$2,653.10
272815822502039060	1	$771.68	$1,881.42	$2,653.10
272815822502039070	1	$771.68	$1,881.42	$2,653.10
272815822502039080	1	$771.68	$1,881.42	$2,653.10
272815822502039090	1	$771.68	$1,881.42	$2,653.10
272815822502039100	1	$771.68	$1,881.42	$2,653.10
272815822502039110	1	$771.68	$1,881.42	$2,653.10
272815822502039120	1	$771.68	$1,881.42	$2,653.10
272815822502039130	1	$771.68	$1,881.42	$2,653.10
272815822502039140	1	$771.68	$1,881.42	$2,653.10
272815822502039150	1	$771.68	$1,881.42	$2,653.10
272815822502039160	1	$771.68	$1,881.42	$2,653.10
272815822502039170	1	$771.68	$1,881.42	$2,653.10
272815822502039180	1	$771.68	$1,881.42	$2,653.10
272815822502039190	1	$771.68	$1,881.42	$2,653.10
272815822502039200	1	$771.68	$1,881.42	$2,653.10
272815822502039210	1	$771.68	$1,881.42	$2,653.10
272815822502039220	1	$771.68	$1,881.42	$2,653.10
272815822502039230	1	$771.68	$1,881.42	$2,653.10
272815822502039240	1	$771.68	$1,881.42	$2,653.10
272815822502039250	1	$771.68	$1,881.42	$2,653.10
272815822502039260	1	$771.68	$1,881.42	$2,653.10
272815822502039270	1	$771.68	$1,881.42	$2,653.10
272815822502039280	1	$771.68	$1,881.42	$2,653.10
272815822502039290	1	$771.68	$1,881.42	$2,653.10
272815822502039300	1	$771.68	$1,881.42	$2,653.10
272815822502040010	1	$771.68	$1,881.42	$2,653.10
272815822502040020	1	$771.68	$1,881.42	$2,653.10
272815822502040030	1	$771.68	$1,881.42	$2,653.10
272815822502040040	1	$771.68	$1,881.42	$2,653.10
272815822502041010	1	$771.68	$1,881.42	$2,653.10
272815822502041020	1	$771.68	$1,881.42	$2,653.10
272815822502041030	1	$771.68	$1,881.42	$2,653.10
272815822502041040	1	$771.68	$1,881.42	$2,653.10
272815822502041050	1	$771.68	$1,881.42	$2,653.10
272815822502041060	1	$771.68	$1,881.42	$2,653.10
272815822502041070	1	$771.68	$1,881.42	$2,653.10
272815822502041080	1	$771.68	$1,881.42	$2,653.10
272815822502041090	1	$771.68	$1,881.42	$2,653.10
272815822502041100	1	$771.68	$1,881.42	$2,653.10
272815822502042010	1	$771.68	$1,881.42	$2,653.10
272815822502042020	1	$771.68	$1,881.42	$2,653.10
272815822502042030	1	$771.68	$1,881.42	$2,653.10
272815822502042040	1	$771.68	$1,881.42	$2,653.10
272815822502042050	1	$771.68	$1,881.42	$2,653.10
272815822502101010	1	$771.68	$1,773.91	$2,545.59
272815822502101020	1	$771.68	$1,773.91	$2,545.59
272815822502101030	1	$771.68	$1,773.91	$2,545.59
272815822502101040	1	$771.68	$1,773.91	$2,545.59
272815822502101050	1	$771.68	$1,773.91	$2,545.59
272815822502101060	1	$771.68	$1,773.91	$2,545.59
272815822502101070	1	$771.68	$1,773.91	$2,545.59
272815822502101080	1	$771.68	$1,773.91	$2,545.59
272815822502101090	1	$771.68	$1,773.91	$2,545.59
272815822502101100	1	$771.68	$1,773.91	$2,545.59
272815822502101110	1	$771.68	$1,773.91	$2,545.59
272815822502102010	1	$771.68	$1,773.91	$2,545.59
272815822502102020	1	$771.68	$1,773.91	$2,545.59
272815822502102030	1	$771.68	$1,773.91	$2,545.59
272815822502102040	1	$771.68	$1,773.91	$2,545.59
272815822502102050	1	$771.68	$1,773.91	$2,545.59
272815822502102060	1	$771.68	$1,773.91	$2,545.59
272815822502102070	1	$771.68	$1,773.91	$2,545.59

PARCEL ID	UNITS	FY 27 O&M	SERIES 2024 DEBT	TOTAL
272815822502102080	1	$771.68	$1,773.91	$2,545.59
272815822502102090	1	$771.68	$1,773.91	$2,545.59
272815822502102100	1	$771.68	$1,773.91	$2,545.59
272815822502102110	1	$771.68	$1,773.91	$2,545.59
272815822502102120	1	$771.68	$1,773.91	$2,545.59
272815822502102130	1	$771.68	$1,773.91	$2,545.59
Total Gross Assessments on Roll	770	$594,193.60	$1,430,954.25	$2,025,147.85
Total Net Assessments on Roll		$552,600.05	$1,330,787.45	$1,883,387.50

Direct Billing

PARCEL ID	ACREAGE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272810000000023030	4.30	$907.09		$907.09
272810000000023040	5.01	$1,057.34		$1,057.34
272810000000024010	29.19	$6,156.64		$6,156.64
272810000000042010	0.39	$81.94		$81.94
272810000000042020	10.02	$2,113.31		$2,113.31
272810000000042050	19.07	$4,021.31		$4,021.31
272814000000033020	14.70	$3,100.20		$3,100.20
272814000000034000	40.04	$8,444.62		$8,444.62
272815000000011010	19.98	$4,214.23		$4,214.23
272815000000011020	30.32	$6,394.71		$6,394.71
272815000000012010	20.53	$4,329.01		$4,329.01
272815000000012030	10.06	$2,121.64		$2,121.64
272815000000013010	4.89	$1,030.95		$1,030.95
272815000000013040	9.80	$2,067.60		$2,067.60
272815000000013050	20.79	$4,384.39		$4,384.39
272815000000013060	4.88	$1,029.06		$1,029.06
272815000000014010	39.14	$8,254.65		$8,254.65
272815000000014020	0.97	$205.00		$205.00
272815000000031010	10.12	$2,134.61		$2,134.61
272815000000031020	10.11	$2,132.81		$2,132.81
272815000000031040	5.05	$1,065.54		$1,065.54
272815000000032010	25.06	$5,284.48		$5,284.48
272815000000032020	9.87	$2,081.16		$2,081.16
272815000000032030	9.84	$2,074.56		$2,074.56
272815000000043020	9.49	$2,002.14		$2,002.14
272815000000043030	9.70	$2,045.96		$2,045.96
272816823000035010	9.55	$2,013.34		$2,013.34
272816823000035040	9.26	$1,953.14		$1,953.14
272816823000036010	9.55	$2,013.27		$2,013.27
272816823000036020	19.10	$4,027.87		$4,027.87
272816823000036040	9.55	$2,013.29		$2,013.29
272821000000011020	9.61	$2,026.35		$2,026.35
272821000000013010	9.65	$2,034.45		$2,034.45
272821000000014010	10.23	$2,158.36		$2,158.36
272821000000014020	10.24	$2,159.85		$2,159.85
272821000000014030	9.76	$2,057.71		$2,057.71
272821000000014040	9.84	$2,074.31		$2,074.31
Total Gross Assessments Off Roll	489.63	$103,266.90	$0.00	$103,266.90
Total Net Assessments Off Roll		$96,038.22	$0.00	$96,038.22
Total Gross Assessments		$697,460.50	$1,430,954.25	$2,128,414.75
Total Net Assessments		$648,638.27	$1,330,787.45	$1,979,425.72

SECTION V

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hamilton Bluff Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:	**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("**Board**") of the Hamilton Bluff Community Development District ("**District**") will hold their regular meetings for Fiscal Year 2027 at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, at 11:30 a.m. on the following dates, unless otherwise indicated as follows:

November 4, 2026
November 16, 2026 @ 3:30 PM (Landowners' Election Only)
January 28, 2027
March 25, 2027
May 27, 2027
July 22, 2027
September 23, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("**District Manager's Office**").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Hamilton Bluff Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five (5) members; and

WHEREAS, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Lauren Schwenk	11/2026
2	Warren K. ("Rennie") Heath	11/2026
3	Emily Hazelrig	11/2026
4	Bobbie Shockley	11/2028
5	Lindsey Roden	11/2028

This year, Seat 1 currently held by Lauren Schwenk, Seat 2 currently held by Warren K. ("Rennie") Heath, and Seat 3 currently held by Emily Hazelrig, respectively, are subject to a landowner election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNERS' ELECTION**. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held

on Wednesday, the 16th day of November 2026, at 3:30 PM, and located at the offices of Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **August 12, 2026,** meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:	**HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY / ASST. SECRETARY	CHAIRPERSON / VICE CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hamilton Bluff Community Development District ("**District**") the location of which is generally described as comprising of a parcel or parcels of land containing approximately 664 acres, more or less and generally located along the east and west sides of Detour Road, with the northern boundary south of Hughes Road, and the southern boundary north of Ridgewood Avenue in the Town of Lake Hamilton, Polk County, Florida. advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	Monday, November 16, 2026
HOUR:	3:30 PM
LOCATION:	Prime Community Management 375 Avenue A SE Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF HAMILTON BLUFFCOMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Monday, November 16, 2026**

TIME: **3:30 PM**

LOCATION: **Prime Community Management**
375 Avenue A SE
Winter Haven, Florida 33880

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – MONDAY, NOVEMBER 16, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ________________________________ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hamilton Bluff Community Development District to be held at the **Prime Community Management, 375 Avenue A SE, Winter Haven, Florida 33880, on Monday, November 16, 2026, at 3:30 PM,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ____________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________	_______	_______
______________________________	_______	_______
______________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HAMILTON BLUFFCOMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – Monday, November 16, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hamilton Bluff Community Development District and described as follows:

Description	**Acreage**
____	______
____	______
____	______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of ____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

SECTION VII

SECTION A

Hamilton Bluff Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Hamilton Bluff Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Hamilton Bluff Community Development District

SECTION B

Hamilton Bluff Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections
Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports
Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
Hamilton Bluff Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Hamilton Bluff Community Development District

SECTION VIII

SECTION C

Hamilton Bluff CDD

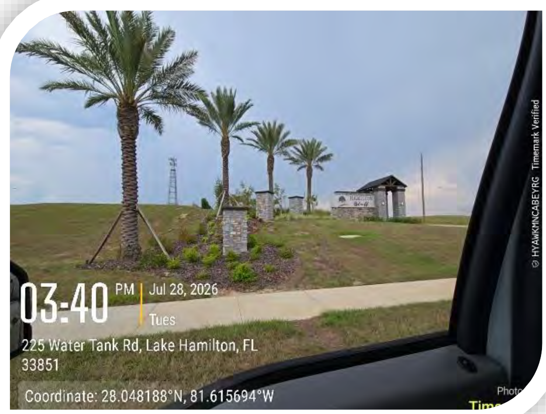
Field Management Report

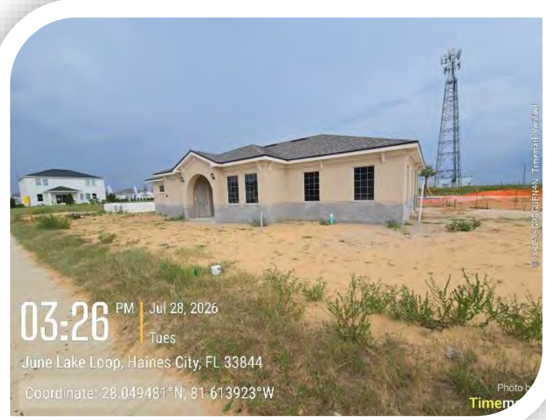
Contracted Services

- The 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 disking is current with no reported issues.
- Irrigation is being adjusted at the mailbox area to accommodate postal service.
- Electrical work for Redwood Ln enty lighting is being scheduled with Sunnyside Electric following full execution of the approved contract.
- Approved plant replacements are being scheduled. Vendor is coordinating with nurseries to arrange the plants.

In Progress

- Additional traffic sign work was noted during regular site reviews. Additional signs and materials were ordered for associated work orders to replace and straighten signs.
- The amenity center construction is underway and is being monitored during reviews to keep tabs on progress so staff can plan relevant preparations.
- Playground bordering tweak was approved and is being scheduled.
- A repeat fallen tree at Grand View Dr playground is going to be reinforced with a heavy batten kit to help it better establish.
- Minor maintenance for dog park chain link fence is being scheduled. Regular tightening and adjusting of parts like gates and upper fence rail connections.





SECTION 1

2026 Hurricane & Storm Response Pricing

Prince & Sons is ready to handle the challenges that severe storms or hurricanes may bring to Florida. In the event of such a situation, we are committed to delivering a rapid response to meet your property's needs. We emphasize proactive communication throughout our service, ensuring timely updates and empowering you to make informed decisions. Our management team is available 24/7, ensuring you can reach us whenever needed. With all the necessary materials on hand, we are fully prepared to manage storm-related cleanup. Once it is safe for our crews to begin, we will focus on clearing debris from exits and roadways to ensure emergency vehicle access.
All emergency clean-up and debris removal will be priced at a **Time and Material Rate** as follows:

$65.00	**per man hour (labor clean up, tree removal)**
$700.00	**per truck of debris removed**
$125.00	**per hour for use of heavy equipment (includes operator)**
$75.00	**Staking of hardwood trees with pro 40's but please note: larger trees may have additional charges**
$125.00	**Staking of palms with palm batten kits**

Our Standard Operating Procedure Is:
***Clearing roadways and exits first**
***Clearing any debris off homes or property, unless notified otherwise**
***Staking/replanting of downed palms and/or trees**
***Debris clean up of common areas**

Prince & Sons values your business and is committed to taking all necessary steps to ensure a swift and safe response to your property during a storm. In the event a hurricane is forecast to impact Central Florida, a Prince & Sons representative will conduct a proactive inspection of the property, maintain constant communication with the Association Manager or designated community representatives, and develop a cleanup plan to ensure safe entry and exit for the community.

By signing below, you agree to the above-referenced pricing in the event of an approaching storm and grant Prince & Sons full authorization to proceed with storm cleanup once conditions are deemed safe, without requiring further approval. It is essential that a Prince & Sons Account Manager or representative has unrestricted access to any locked gates or entryways to the community, as well as full authority to coordinate any necessary assistance from subcontractors or affiliates of Prince & Sons for the property.

If this agreement is not signed, priority will be given to clients who have provided signed authorization prior to any storm events.

Property Name: ______________________ **Not to Exceed Amount: $** ______________

Community Manager or Representative: ______________________ **Management Company** ______________

Account Manager Prince & Sons Rep: ____

Approval Signature: ______________________ **Date:** ______________

AM Intitals: ______________________

SECTION D

SECTION 1

Hamilton Bluff
Community Development District

Summary of Checks

June 21, 2026 to July 25, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	6/23/26	345-346	$	6,341.43
	6/30/26	347-348	$	16,020.00
	7/8/26	349-351	$	20,129.06
	7/14/26	352	$	980.34
	7/23/26	353-354	$	7,706.35
		Autodrafts	$	5,036.56
		Total	$	56,213.74
Supervisor Fees				
	June 2026			
	Emily J Hazelrig	50035	$	184.70
	Lindsey E Roden	50036	$	150.00
	Lauren O Schwenk	50037	$	184.70
	Bobbie J Shockley	50038	$	150.00
	July 2026			
	Lindsey E Roden	50039	$	150.00
	Lauren O Schwenk	50040	$	184.70
	Bobbie J Shockley	50041	$	150.00
		Total	$	1,154.10
			$	**57,367.84**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/26	00015	5/04/26	90118721	202605	310-51300-32200		*	3,150.00		
			FY25 AUDIT SERVICES							
						DIBARTOLOMEO MCBEE HARTLEY & BARNES			3,150.00	000345
6/23/26	00014	6/16/26	15153	202605	310-51300-31500		*	3,191.43		
			GENERAL COUNSEL MAY26							
						KILINSKI VAN WYK PLLC			3,191.43	000346
6/30/26	00006	6/25/26	32670	202606	320-53800-45000		*	248.00		
			FY26 GL-ADDED PROPERTY							
						EGIS INSURANCE & RISK ADVISORS, LLC			248.00	000347
6/30/26	00035	6/01/26	24323	202606	320-53800-46200		*	15,772.00		
			LAWN MAINTENANCE JUN26							
						PRINCE & SONS, INC.			15,772.00	000348
7/08/26	00023	7/08/26	07082026	202607	300-20700-10000		*	1,892.56		
			FY26 ASSESS TRNSFR S2024							
						HAMILTON BLUFF CDD CO USBANK			1,892.56	000349
7/08/26	00014	5/15/26	14912	202604	310-51300-49100		*	64.50		
			BOUNDARY AMENDMENT APR26							
						KILINSKI VAN WYK PLLC			64.50	000350
7/08/26	00035	6/01/26	24326	202606	320-53800-47100		*	1,200.00		
			POND DISCING JUN26							
		7/01/26	24897	202607	320-53800-47100		*	1,200.00		
			POND DISCING JUL26							
		7/01/26	24908	202607	320-53800-46200		*	15,772.00		
			LAWN MAINTENANCE JUL26							
						PRINCE & SONS, INC.			18,172.00	000351
7/14/26	00046	7/14/26	07142026	202607	300-15500-10000		*	980.34		
			EQUIPMENT LEASE AUG26							
						BOWPROP II			980.34	000352
7/23/26	00001	7/01/26	85	202607	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT							
		7/01/26	85	202607	330-57200-48300		*	13.39		
			CURRENT DEMANDS							
		7/01/26	86	202607	310-51300-34000		*	3,261.67		
			MANAGEMENT FEES							
		7/01/26	86	202607	310-51300-35200		*	108.17		
			WEBSITE ADMINISTRATION							
		7/01/26	86	202607	310-51300-35100		*	162.25		
			INFORMATION TECHNOLOGY							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		7/01/26	86	202607	310-51300-31300		*	429.17		
			DISSEMINATION AGENT SVC							
		7/01/26	86	202607	310-51300-51000		*	2.68		
			OFFICE SUPPLIES							
		7/01/26	86	202607	310-51300-42000		*	109.48		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,336.81	000353
7/23/26	00014	7/16/26	15391	202606	310-51300-31500		*	2,369.54		
			GENERAL COUNSEL JUN26							
						KILINSKI VAN WYK PLLC			2,369.54	000354
						TOTAL FOR BANK A		51,177.18		

*** CHECK DATES 06/21/2026 - 07/25/2026 *** GENERAL FUND-HAMILTON BLUFF
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/20/26	00036	7/15/26	2899-07.	202607	320-53800-43000		*	294.84		
			1401 POCKET WILD JUL26							
						DUKE ENERGY			294.84	080040
7/20/26	00036	7/15/26	3725-07.	202607	320-53800-43000		*	20.21		
			1500 REDWOOD JUL26							
						DUKE ENERGY			20.21	080041
7/20/26	00036	7/15/26	5025-07.	202607	320-53800-43000		*	252.87		
			2675 ABSOLUTE IRRG JUL26							
						DUKE ENERGY			252.87	080042
7/20/26	00036	7/16/26	1386-07.	202607	320-53800-43100		*	4,468.64		
			0 WATER TANK LITE JUL26							
						DUKE ENERGY			4,468.64	080043

TOTAL FOR BANK Z 5,036.56

TOTAL FOR REGISTER 56,213.74

SECTION 2

Hamilton Bluff

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

Hamilton Bluff

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 175,554	$ -	$ -	$ 175,554
Due from Developer	$ -	$ -	$ 391	$ 391
Due from General Fund	$ -	$ 1,893	$ -	$ 1,893
Investments:				
Series 2024				
Construction	$ -	$ -	$ 3,495	$ 3,495
Reserve	$ -	$ 665,395	$ -	$ 665,395
Revenue	$ -	$ 567,635	$ -	$ 567,635
State Board of Administration	$ 510,404	$ -	$ -	$ 510,404
Prepaid Expenses	$ 980	$ -	$ -	$ 980
Total Assets	**$ 686,938**	**$ 1,234,922**	**$ 3,886**	**$ 1,925,746**
Liabilities:				
Accounts Payable	$ 3,634	$ -	$ -	$ 3,634
Due to Debt Service	$ 1,893	$ -	$ -	$ 1,893
Total Liabilites	**$ 5,527**	**$ -**	**$ -**	**$ 5,527**
Fund Balance:				
Restricted For:				
Debt Service - Series 2024	$ -	$ 1,234,922	$ -	$ 1,234,922
Capital Projects - Series 2024	$ -	$ -	$ 3,886	$ 3,886
Unassigned	$ 681,412	$ -	$ -	$ 681,412
Total Fund Balances	**$ 681,412**	**$ 1,234,922**	**$ 3,886**	**$ 1,920,220**
Total Liabilities & Fund Balance	$ 686,938	$ 1,234,922	$ 3,886	$ 1,925,746

Hamilton Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments - On Roll	$ 520,770	$ 520,770	$ 522,375	$ 1,605
Assessments - Direct	$ 96,038	$ 96,038	$ 96,038	$ -
Boundary Amendment Contributions	$ -	$ -	$ 65	$ 65
Interest	$ -	$ -	$ 14,015	$ 14,015
Miscellaneous Revenue	$ -	$ -	$ 98,584	$ 98,584
Total Revenues	**$ 616,809**	**$ 616,809**	**$ 731,077**	**$ 114,268**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 3,400	$ 5,600
Employer FICA Expense	$ 918	$ 689	$ 260	$ 428
Engineering	$ 10,000	$ 7,500	$ 2,698	$ 4,803
Attorney	$ 25,000	$ 18,750	$ 13,898	$ 4,852
Annual Audit	$ 3,150	$ 3,150	$ 3,150	$ -
Assessment Administration	$ 5,150	$ 5,150	$ 5,150	$ -
Arbitrage	$ 450	$ 450	$ 900	$ (450)
Dissemination	$ 5,150	$ 3,863	$ 3,863	$ (0)
Disclosure Software	$ 2,500	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 4,500	$ 4,500	$ 6,532	$ (2,032)
Management Fees	$ 39,140	$ 29,355	$ 29,355	$ -
Information Technology	$ 1,947	$ 1,460	$ 1,460	$ (0)
Website Maintenance	$ 1,298	$ 973	$ 974	$ (0)
Postage & Delivery	$ 1,000	$ 750	$ 573	$ 177
Insurance	$ 7,434	$ 7,434	$ 5,602	$ 1,832
Copies	$ 500	$ 375	$ 15	$ 360
Legal Advertising	$ 5,000	$ 3,750	$ 1,044	$ 2,706
Boundary Amendment Expenses	$ -	$ -	$ 218	$ (218)
Other Current Charges	$ 2,000	$ 1,500	$ 335	$ 1,165
Office Supplies	$ 625	$ 469	$ 15	$ 454
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 127,937**	**$ 101,792**	**$ 82,116**	**$ 19,676**

Hamilton Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 13,500	$ 13,500	$ 1,980	$ 11,520
Field Management	$ 15,000	$ 11,250	$ 11,250	$ -
Landscape Maintenance	$ 179,072	$ 134,304	$ 139,021	$ (4,717)
Landscape Replacement	$ 12,000	$ 9,000	$ -	$ 9,000
Pond Maintenance	$ 14,400	$ 10,800	$ 10,800	$ -
Streetlighting	$ 55,000	$ 41,250	$ 30,382	$ 10,868
Electric	$ 1,500	$ 1,500	$ 5,121	$ (3,621)
Water & Sewer	$ 35,000	$ 26,250	$ -	$ 26,250
Irrigation Repairs	$ 7,500	$ 5,625	$ 585	$ 5,040
General Repairs & Maintenance	$ 12,500	$ 9,375	$ 2,725	$ 6,650
Holiday Décor	$ 7,500	$ 7,500	$ 7,450	$ 50
Field Contingency	$ 7,500	$ 5,625	$ 330	$ 5,295
Total Field Expenditures	**$ 360,472**	**$ 275,979**	**$ 209,644**	**$ 66,335**
Amenity Expenditures				
Amenity - Electric	$ 10,875	$ 8,156	$ -	$ 8,156
Amenity - Water	$ 4,125	$ 3,094	$ -	$ 3,094
Playground Lease	$ 41,250	$ 41,250	$ 193,480	$ (152,230)
Internet	$ 1,200	$ 900	$ -	$ 900
Pest Control	$ 825	$ 619	$ -	$ 619
Janitorial Service	$ 10,125	$ 7,594	$ 273	$ 7,321
Amenity Management	$ 7,500	$ 5,625	$ -	$ 5,625
Security Services	$ 18,000	$ 13,500	$ -	$ 13,500
Pool Maintenance	$ 19,500	$ 14,625	$ -	$ 14,625
Amenity Repairs & Maintenance	$ 7,500	$ 5,625	$ -	$ 5,625
Contingency	$ 7,500	$ 5,625	$ -	$ 5,625
Capital Outlay	$ -	$ -	$ 225,285	$ (225,285)
Total Amenity Expenditures	**$ 128,400**	**$ 106,613**	**$ 419,038**	**$ (312,426)**
Total Operations & Maintenance	**$ 488,872**	**$ 382,592**	**$ 628,682**	**$ (246,090)**
Total Expenditures	**$ 616,809**	**$ 484,384**	**$ 710,798**	**$ (226,414)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 20,279	
Other Financing Sources/(Uses):				
Lease Proceeds	$ -	$ -	$ 225,285	$ 225,285
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 225,285**	**$ 225,285**
Net Change in Fund Balance	**$ -**		**$ 245,564**	
Fund Balance - Beginning	$ -		$ 435,847	
Fund Balance - Ending	$ -		$ 681,412	

Hamilton Bluff

Community Development District

Series 2024 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Assessments	$ 1,330,790	$ 1,330,790	$ 1,334,872	$ 4,082
Interest	$ 38,717	$ 37,325	$ 37,325	$ -
Total Revenues	**$ 1,369,507**	**$ 1,368,115**	**$ 1,372,197**	**$ 4,082**
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	$ 33,890	$ 37,972	$ 4,082
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (18,193)	$ (18,193)
Total Other Financing Sources/(Uses)	$ -		$ (18,193)	
Net Change in Fund Balance	**$ 35,282**		**$ 19,779**	
Fund Balance - Beginning	$ 564,819		$ 1,215,143	
Fund Balance - Ending	$ 600,101		$ 1,234,922	

Hamilton Bluff

Community Development District

Series 2024 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 2,263,444	$ 2,263,444
Interest	$ -	$ -	$ 1,662	$ 1,662
Total Revenues	**$ -**	**$ -**	**$ 2,265,106**	**$ 2,265,106**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,279,412	$ (2,279,412)
Total Expenditures	**$ -**	**$ -**	**$ 2,279,412**	**$ (2,279,412)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (14,307)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 18,193	$ 18,193
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 18,193**	**$ 18,193**
Net Change in Fund Balance	**$ -**		**$ 3,886**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 3,886	

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	741	-	-	-	522,375
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	1,943	-	-	-	14,015
Total Revenues	**-**	**50,780**	**513,704**	**4,226**	**2,498**	**26,890**	**4,174**	**27,538**	**101,267**	**-**	**-**	**-**	**731,077**
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	2,370	-	-	-	13,898
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	429	-	-	-	3,863
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	3,262	-	-	-	29,355
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Postage & Delivery	26	7	3	399	10	7	2	109	10	-	-	-	573
Insurance	5,602	-	-	-	-	-	-	-	-	-	-	-	5,602
Copies	-	-	5	-	-	-	10	-	-	-	-	-	15
Legal Advertising	-	-	-	-	-	1,044	-	-	-	-	-	-	1,044
Boundary Amendment Expenses	-	-	-	-	-	154	65	-	-	-	-	-	218
Other Current Charges	-	-	-	45	41	41	40	75	93	-	-	-	335
Office Supplies	0	3	0	3	0	3	0	3	3	-	-	-	15
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**27,269**	**4,710**	**7,019**	**5,278**	**7,346**	**6,016**	**6,605**	**11,435**	**6,437**	**-**	**-**	**-**	**82,116**
Operations & Maintenance													
Field Expenditures													
Property Insurance	1,732	-	-	-	-	-	-	-	248	-	-	-	1,980
Field Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	11,250
Landscape Maintenance	14,922	14,922	14,922	14,922	15,772	15,772	15,772	15,772	16,245	-	-	-	139,021
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Maintenance	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	-	-	-	10,800
Streetlighting	2,362	2,362	2,362	2,360	3,015	4,485	4,485	4,485	4,469	-	-	-	30,382
Electric	651	669	126	815	556	791	587	532	393	-	-	-	5,121
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**	**23,804**	**-**	**-**	**-**	**209,644**

Hamilton Bluff

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenity - Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity - Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Playground Lease	$ -	$ 3,806	$ 3,806	$ 3,806	$ 3,806	$ 3,806	$ 4,787	$ 4,787	$ 164,875	$ -	$ -	$ -	$ 193,480
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**	**$ 164,875**	**$ -**	**$ -**	**$ -**	**$ 419,038**
Total Operations & Maintenance	**$ 111,689**	**$ 24,210**	**$ 25,401**	**$ 32,683**	**$ 25,704**	**$ 73,444**	**$ 118,348**	**$ 28,523**	**$ 188,680**	**$ -**	**$ -**	**$ -**	**$ 628,682**
Total Expenditures	**$ 138,958**	**$ 28,920**	**$ 32,420**	**$ 37,961**	**$ 33,050**	**$ 79,460**	**$ 124,953**	**$ 39,958**	**$ 195,117**	**$ -**	**$ -**	**$ -**	**$ 710,798**
Excess (Deficiency) of Revenues over Expenditures	$ (138,958)	$ 21,860	$ 481,283	$ (33,735)	$ (30,552)	$ (52,570)	$ (120,779)	$ (12,421)	$ (93,849)	$ -	$ -	$ -	$ 20,279
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)**	**$ (120,779)**	**$ (12,421)**	**$ (93,849)**	**$ -**	**$ -**	**$ -**	**$ 245,564**

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	General Fund	Debt Service	Total
							28%	72%	100%
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	04/01-04/30/26	$ 2,686.92	$ -	$ (53.74)	$ -	$ 2,633.18	$ 740.62	$ 1,892.56	$ 2,633.18
6/15/26	05/01/26-05/31/26	$ 2,686.92	$ -	$ (53.74)	$ -	$ 2,633.18	$ 740.62	$ 1,892.56	$ 2,633.18
	Total	$ 1,971,176.28	$ (79,078.98)	$ (38,240.15)	$ 3,389.56	$ 1,857,246.71	$ 522,374.91	$ 1,334,871.80	$ 1,857,246.71

100.31% Net Percentage Collected

0 Balance Remaining To Collect

DIRECT ASSESSMENTS

Cassidy Holdings, LLC

2026-01

Net Assessments $ 96,038.22 $ 96,038.22

Date Received	Due Date	Check Number	Net Assessed	Amount Received	Amt Received General Fund
11/26/25	11/1/25	789, 1481, 1748, 259	$ 48,019.11	$ 48,019.11	$ 48,019.11
3/23/26	2/1/26	792, 2851, 2773, 179	$ 24,009.55	$ 24,009.56	$ 24,009.56
5/4/26	5/1/26	1800, 2828, 2885	$ 24,009.55	$ 24,009.56	$ 24,009.56
			$ 96,038.21	**$ 96,038.23**	**$ 96,038.23**