Hamilton Bluff
Community Development District

Meeting Agenda

November 4, 2026

AGENDA

Hamilton Bluff
Community Development District

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

October 28, 2026

Board of Supervisors Meeting
Hamilton Bluff Community Development District

Dear Board Members:

A Board of Supervisors meeting of the **Hamilton Bluff Community Development District** will be held on **Wednesday, November 4, 2026,** at **11:30 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 August 12, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2027-01 Amending the Fiscal Year 2026 Budget
5. Consideration of Audit Services Engagement Letter for Fiscal Year 2026
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Consideration of Proposals from Current Demands (*provided to Board of Supervisors under separate cover for confidentiality purposes*)
    A. Proposal for Camera System and Overnight Monitoring System
    B. Proposal for Monthly Fee for Overnight Monitoring Services
8. Staff Reports
    A. Attorney
    B. Engineer
        i. Presentation of Fiscal Year 2026 Goals & Objectives Report
        ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services
    C. Field Manager's Report
        i. Presentation of Conveyance Report
        ii. Consideration of Proposal for Pool Maintenance Services
        iii. Consideration of Proposal for Janitorial Maintenance Services
            a) Presentation of Janitorial Services Summary (*to be provided under separate cover*)
        iv. Consideration of Proposal for Pest Control Services
        v. Consideration of Proposal to Add Amenity Area to Landscaping Services Contract
        vi. Presentation of Letter from Landscape Vendor Regarding Continuing Fuel Surcharges

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 **Wednesday**, **August 12, 2026** at 10:45 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum were:

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

Also, present were:

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

The following is a summary of the discussions and actions taken at the August 12, 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 10:45 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 July 7, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 7, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the July 7, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

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

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

i. Consideration of Resolution 2026-07 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-07 for the Board's consideration. She noted there is a small increase of $44.44 for all of the single-family platted lots. She explained that the biggest change is increases to the amenity portion. It was prorated and was estimated to open this year, which didn't happen. She stated they have a full year allocated and the current estimated time for that amenity is November. She pointed out that they adjusted the field portion for actuals. They increased some landscape replacement to make sure they had extra funds for that item. They also increased the electric based on actuals as well.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-07 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2026-08 for the Board's consideration. This will certify the assessments for collection based on the budget that the Board approved as well as the previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Designating of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-09 for the Board's consideration. The regular monthly meeting date is proposed for the fourth Thursday. The location of the meeting was moved to Prime Community Management Office, and the date of the November meeting was moved up.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-09 Designating of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **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)**

Ms. Burns presented Resolution 2026-10 for the Board's consideration. She pointed out that the time in the resolution states 3:30 p.m., but is suggested to be changed to 2:30 p.m.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, 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), was approved as amended.

SEVENTH ORDER OF BUSINESS **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**

Ms. Burns reviewed the Fiscal Year 2027 goals and objectives. These goals and objectives are the same as those approved by the Board for Fiscal Year 2026. She presented the goals and objectives approved for Fiscal Year 2026 for the Board to review.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Authorizing Chair to Execute Final Form of the Fiscal Year 2026 Goals & Objectives, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave stated they are doing the inspections for all the facilities of the District and will have the letter to the Board before the end of September for review. He also noted that next year, they are required to do a five-year stormwater needs assessment, as per the state requirement. They have that scheduled at the beginning of next year.

C. Field Manager's Report

i. Consideration of Hurricane & Storm Services Pre-Authorization from Prince & Sons

Mr. Tindall presented the Field Manager's report. He reviewed the contracted services, which include mowing and detailing services currently being executed in full accordance with the contract, pond disking is current with no reported issues, irrigation being adjusted at the mailbox area to accommodate postal service, electrical work for Redwood Lane entry lighting being scheduled with Sunnyside Electric following full execution of the approved contract, and approved plant replacements being scheduled. He also reviewed the in progress items, which include additional traffic sign work, the amenity center construction, playground bordering, a repeat fallen tree at Grand View Drive playground, and minor maintenance for dog park chain link fence.

Mr. Tindall presented hurricane and storm services pre-authorization from Prince & Sons for the Board's consideration.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Hurricane & Storm Services Pre-Authorization from Prince & Sons, 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.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR 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*, and being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as Exhibit A and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the **Adopted Annual Budget** may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget

for Hamilton Bluff Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 4, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2024	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 4th day of November.

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

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Hamilton Bluff

Community Development District

Amended Budget

FY2026

Table of Contents

Hamilton Bluff

Community Development District

General Fund

Amended Budget

	Adopted Budget	Increase/ (Decrease)	Amended Budget	Actual 9/30/26
Revenues:				
Assessments - On Roll	$ 520,770	$ 1,613	$ 522,384	$ 522,384
Assessments - Direct	$ 96,038	$ 0	$ 96,038	$ 96,038
Boundary Amendment Contributions	$ -	$ 65	$ 65	$ 65
Interest	$ -	$ 19,726	$ 19,726	$ 19,726
Lease Proceeds	$ -	$ 225,285	$ 225,285	$ 225,285
Miscellaneous Revenue	$ -	$ 98,584	$ 98,584	$ 98,584
Total Revenues	**$ 616,809**	**$ 345,273**	**$ 962,082**	**$ 962,082**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 6,069
Employer FICA Expense	$ 918	$ -	$ 918	$ 413
Engineering	$ 10,000	$ -	$ 10,000	$ 6,665
Attorney	$ 25,000	$ -	$ 25,000	$ 16,980
Annual Audit	$ 3,150	$ -	$ 3,150	$ 3,150
Assessment Administration	$ 5,150	$ -	$ 5,150	$ 5,150
Arbitrage	$ 450	$ 450	$ 900	$ 900
Dissemination	$ 5,150	$ -	$ 5,150	$ 5,150
Disclosure Software	$ 2,500	$ -	$ 2,500	$ 2,500
Trustee Fees	$ 4,500	$ 2,032	$ 6,532	$ 6,532
Management Fees	$ 39,140	$ -	$ 39,140	$ 39,140
Information Technology	$ 1,947	$ -	$ 1,947	$ 1,947
Website Maintenance	$ 1,298	$ -	$ 1,298	$ 1,298
Postage & Delivery	$ 1,000	$ -	$ 1,000	$ 712
Insurance	$ 7,434	$ (1,832)	$ 5,602	$ 5,602
Copies	$ 500	$ -	$ 500	$ 92
Legal Advertising	$ 5,000	$ -	$ 5,000	$ 2,122
Boundary Amendment Expenses	$ -	$ 218	$ 218	$ 218
Other Current Charges	$ 2,000	$ -	$ 2,000	$ 626
Office Supplies	$ 625	$ -	$ 625	$ 21
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 127,937**	**$ 868**	**$ 128,804**	**$ 105,462**

Hamilton Bluff

Community Development District

General Fund

Amended Budget

	Adopted Budget	Increase/ (Decrease)	Amended Budget	Actual 9/30/26
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 13,500	$ (11,520)	$ 1,980	$ 1,980
Field Management	$ 15,000	$ -	$ 15,000	$ 15,000
Landscape Maintenance	$ 179,072	$ 10,928	$ 190,000	$ 188,228
Landscape Replacement	$ 12,000	$ 18,000	$ 30,000	$ 24,246
Pond Maintenance	$ 14,400	$ -	$ 14,400	$ 14,400
Streetlighting	$ 55,000	$ -	$ 55,000	$ 43,788
Electric	$ 1,500	$ 5,500	$ 7,000	$ 6,660
Water & Sewer	$ 35,000	$ (15,384)	$ 19,616	$ -
Irrigation Repairs	$ 7,500	$ -	$ 7,500	$ 3,056
General Repairs & Maintenance	$ 12,500	$ -	$ 12,500	$ 3,038
Holiday Décor	$ 7,500	$ -	$ 7,500	$ 7,450
Field Contingency	$ 7,500	$ -	$ 7,500	$ 1,870
Total Field Expenditures	**$ 360,472**	**$ 7,524**	**$ 367,996**	**$ 309,717**
Amenity Expenditures				
Amenity - Electric	$ 10,875	$ (5,438)	$ 5,438	$ -
Amenity - Water	$ 4,125	$ (2,063)	$ 2,063	$ -
Playground Lease	$ 41,250	$ 155,171	$ 196,421	$ 196,421
Internet	$ 1,200	$ (600)	$ 600	$ -
Pest Control	$ 825	$ (413)	$ 413	$ -
Janitorial Service	$ 10,125	$ (5,063)	$ 5,063	$ 1,663
Amenity Management	$ 7,500	$ (3,750)	$ 3,750	$ 13
Security Services	$ 18,000	$ (9,000)	$ 9,000	$ -
Pool Maintenance	$ 19,500	$ (9,750)	$ 9,750	$ -
Amenity Repairs & Maintenance	$ 7,500	$ (3,750)	$ 3,750	$ -
Contingency	$ 7,500	$ (3,750)	$ 3,750	$ -
Capital Outlay	$ -	$ 225,285	$ 225,285	$ 225,285
Total Amenity Expenditures	**$ 128,400**	**$ 336,881**	**$ 465,281**	**$ 423,383**
Total Operations & Maintenance	**$ 488,872**	**$ 344,405**	**$ 833,277**	**$ 733,099**
Total Expenditures	**$ 616,809**	**$ 345,273**	**$ 962,081**	**$ 838,562**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ -	$ 123,520

SECTION V

September 10, 2026

Hamilton Bluff Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Hamilton Bluff Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Hamilton Bluff Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,250. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Hamilton Bluff Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Hamilton Bluff Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Hamilton Bluff Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VI

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective **_____, ___, 2026**, (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Hamilton Bluff Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: Rennie Heath
Title: Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Hamilton Bluff Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

Items will be provided to Board under separate cover for confidentiality purposes.

SECTION VIII

SECTION B

SECTION 1

Dewberry

MEMORANDUM

DATE: SEPTEMBER 22, 2026

TO: HAMILTON BLUFF COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: HAMILTON BLUFF CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by Hamilton Bluff CDD, conducted on September 22, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned and maintained by the CDD were found to be in generally good condition, including the streets and common areas. Routine maintenance of the stormwater management system, including maintenance of stormwater structures and areas exhibiting erosion, is recommended. Landscape maintenance throughout the common areas was observed to be in good condition.

As residential construction continues, CDD operations personnel should continue to coordinate with onsite contractors to protect stormwater curb inlets and other drainage structures from construction-related sediment, debris, and hazardous materials. Particular attention should be given to preventing siltation and the introduction of construction materials into the stormwater management system.

The attached photo log identifies observed conditions and provides recommendations for appropriate maintenance or corrective actions necessary to address the noted structures and areas.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION 2

Docusign Envelope ID: 105365F2-DF5A-8F65-83F3-BA7880ABBE99

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: jburns@gmscfl.com

August 21, 2026

Ms. Jillian Burns, District Manager
Hamilton Bluff Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1**
Hamilton Bluff Community Development District
District Engineering Services – FY 2027
City of Winter Haven, Florida

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Hamilton Bluff Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Hamilton Bluff Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Docusign Envelope ID: 105365F2-DF5A-8F65-83F3-BA7880ABBE99

Ms. Jillian Burns
Hamilton Bluff CDD
Work Authorization 2027-1
August 21, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Reinardo Malavé, P.E.
Associate Vice President

RM:ap
Q:\Hamilton Bluff CDD_50151874\Adm\Correspondence\AAS\Hamilton Bluff CDD FY 2027 District Engineering Services_08-21-2026

APPROVED AND ACCEPTED

By: Signed by: Rennie Heath 8215FA2B8FB744A... _____
Authorized Representative of
Hamilton Bluff Community Development District

Date: 2026-09-17 _____

Docusign Envelope ID: 105365F2-DF5A-8F65-83F3-BA7880ABBE99

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

SECTION C

November 04, 2026

Hamilton Bluff CDD

Field Management Report

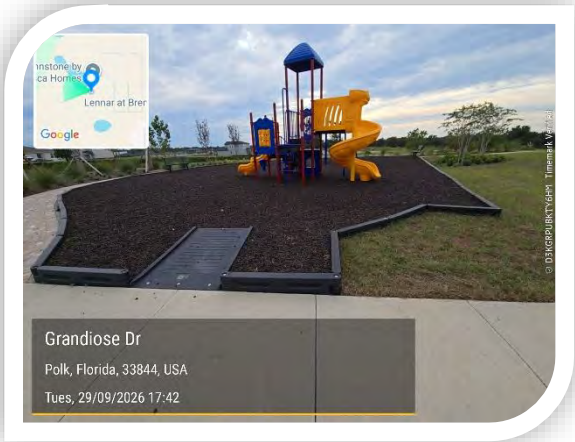
Completed

- Traffic signs maintenance in some areas including straightening stop signs, replacing missing street blades, and replacing some broken poles. \
- Work approved to adjust mulch bed and border at Grandiose Dr playground was completed and billing coordinated through developers office.



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.
- The approved plant replacements approved to address freeze damages from last winter were completed at the end of summer.



In Progress

- The amenity center construction is substantially complete with loose ends in reportedly being completed at the end of October. These included ADA chairlift installation, final landscaping including sod, and some other very minor items. Staff performed a preliminary review with the builder with a final walk upcoming once punch are confirmed completed.
- Soliciting maintenance proposal final numbers from vendors and preparing other routine preparation work.
- 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

Conveyance Report

18448458161

Reference Number: **20261102-18448458161**	Form Name: **Conveyance Report**
Submitter Name: **Matt Fisher | mfisher@gmscfl.com**	Date Sent on Device: **Nov 2, 2026 4:28:39 PM EST**
Location: **1350 June Lk Lp, Lake Hamilton, FL 33851, USA Nov 2, 2026 4:28:31 PM EST [View Map]**	

NEW PAGE

Conveyance Review

District	Hamilton Bluff CDD
Site Inspected By	Matt Fisher

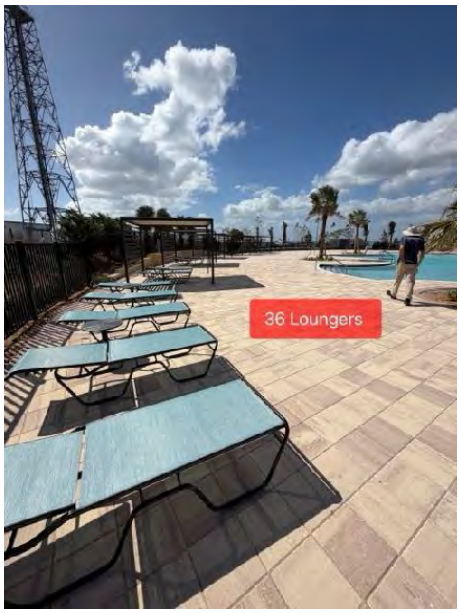
Issue Details

ISSUE DETAILS 1 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Pool deck
Tract Status notes/Action items	Pool lounger count

Tract Status/Action Item Photos



Ready for Conveyance? YES

With Exception or Turnover Status Notes: Ready

ISSUE DETAILS 2 OF 15

Issue Details

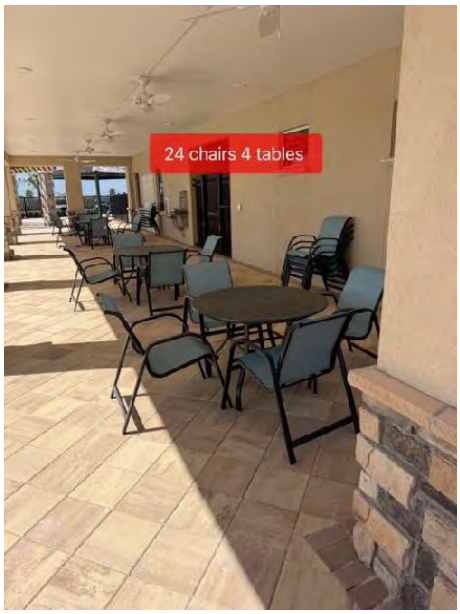
Date / Time Nov 2, 2026 3:51:00 PM EST

Phase and Tract Name Amenity

Description of Tract Covered sitting area

Tract Status notes/Action items Chair and table count

Tract Status/Action Item Photos



Ready for Conveyance? YES

With Exception or Turnover Status Notes: Ready

ISSUE DETAILS 3 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Storm inlet 1
Tract Status notes/Action items	Grate is not secure
Tract Status/Action Item Photos	
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Grate needs to be set properly

ISSUE DETAILS 4 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Storm water inlet 2
Tract Status notes/Action items	Fabric removal. Retaining wall installation. Sediment inside drain.

Tract Status/Action Item Photos



Ready for Conveyance? YES With Exceptions

With Exception or Turnover Status Notes: See notes

ISSUE DETAILS 5 OF 15

Issue Details

Date / Time Nov 2, 2026 3:51:00 PM EST

Phase and Tract Name Amenity

Description of Tract Storm inlet 3

Tract Status notes/Action items Remove fabric. Clean sediment in drain

Tract Status/Action Item Photos



Ready for Conveyance? YES With Exceptions

With Exception or Turnover Status Notes: See notes

ISSUE DETAILS 6 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Storm water inlet 4
Tract Status notes/Action items	Sediment cleaned out of drain
Tract Status/Action Item Photos	
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	See notes

ISSUE DETAILS 7 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Pool deck
Tract Status notes/Action items	Sinking pavers due to wash out at drain 4

Tract Status/Action Item Photos



Ready for Conveyance? NO

With Exception or Turnover Status Notes: Wash out needs repaired and pavers need to be reset. Possible rip rap needed around drain 4

ISSUE DETAILS 8 OF 15

Issue Details

Date / Time Nov 2, 2026 3:51:00 PM EST

Phase and Tract Name Amenity

Description of Tract Storm drain inlet 5

Tract Status notes/Action items Clean out sediment

Tract Status/Action Item Photos



Ready for Conveyance? YES With Exceptions

With Exception or Turnover Status Notes:	See notes

ISSUE DETAILS 9 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Pool deck
Tract Status notes/Action items	In front of drain 5 erosion along paver concrete collar noted.
Tract Status/Action Item Photos	
Ready for Conveyance?	NO
With Exception or Turnover Status Notes:	Back fill under concrete collar

ISSUE DETAILS 10 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Pool deck
Tract Status notes/Action items	Various pavers are chipped

Tract Status/Action Item Photos	
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Replace damaged pavers

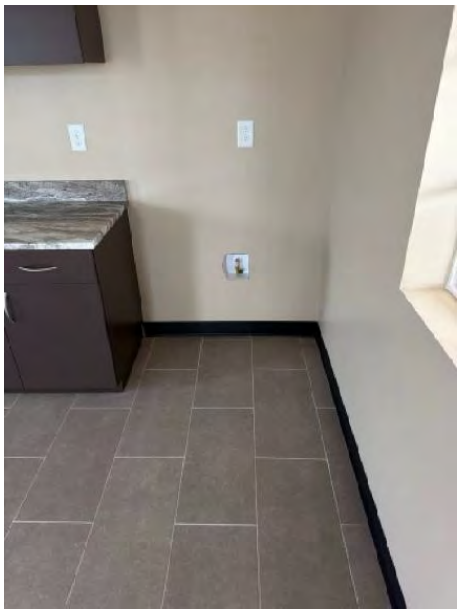
ISSUE DETAILS 11 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Pool deck
Tract Status notes/Action items	12 small tables
Tract Status/Action Item Photos	
Ready for Conveyance?	YES
With Exception or Turnover Status Notes:	Ready

ISSUE DETAILS 12 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Ballroom area
Tract Status notes/Action items	Missing covering
Tract Status/Action Item Photos	
Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Install covering

ISSUE DETAILS 13 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Water fountains
Tract Status notes/Action items	Filter in need of replacement

Tract Status/Action Item Photos



Ready for Conveyance?	YES With Exceptions
With Exception or Turnover Status Notes:	Replace filter

ISSUE DETAILS 14 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Parking lot
Tract Status notes/Action items	Repaired needed. The possible resurfacing

Tract Status/Action Item Photos



Ready for Conveyance?	NO

With Exception or Turnover Status Notes:	See notes

ISSUE DETAILS 15 OF 15

Issue Details

Date / Time	Nov 2, 2026 3:51:00 PM EST
Phase and Tract Name	Amenity
Description of Tract	Storm inlet 6
Tract Status notes/Action items	N/A
Tract Status/Action Item Photos	
Ready for Conveyance?	YES
With Exception or Turnover Status Notes:	Ready

SECTION 2

Resort Pool Services
(321) 321-7751
info@resortpoolservices.com

Hamilton Bluff CD

Proposal RES-2026-0046

TOTAL
$3,000
Valid through November 7, 2026
Payment terms: Net 30

PREPARED FOR
Hamilton Bluff CDD
Board of Directors
June Lake Loop
Haines City, FL 33844

Thank you for the opportunity to provide a proposal for your commercial pool maintenance needs.

At Resort Pool Services, we are committed to delivering safe, clean, and well-maintained aquatic facilities that meet all applicable health department standards while providing an exceptional experience for your guests and residents. We use ORP computers on all of our pools. If you do not currently have one, one will be installed owned and maintained by Resort Pool Services.

Our goal is to maximize equipment life, maintain excellent water quality, and ensure your pool remains safe, attractive, and ready for use every day.

We appreciate the opportunity to earn your business and look forward to providing reliable, professional service. If you have any questions regarding this proposal, please don't hesitate to contact us.

SPECIFICATIONS

- Test pool water on each visit and adjust Chlorine and PH levels if required.
- Vacuum or net pool on each visit. Brush walls and floor as required.
- Backwash filters to maintain flow required by the Florida Health Department
- Report any faults in pool equipment to the manager and once approved carry out repairs.
- Clean tile as required.
- Maintain computers.
- Blow off pool deck.
- Send electronic log of service after each service

SCOPE & PRICING

Monthly Pool Service	$3,000
3 x week winter service 6 x summer service including chemicals	$3,000

Total Investment **$3,000**

ALLOWANCES

- This is a recurring monthly pool service agreement, billed monthly. Each visit includes skimming, brushing, vacuuming, emptying baskets, testing and balancing the water, and a quick equipment check. The amounts below are the monthly service charge. The agreement is month-to-month and can be paused or cancelled with 30 days notice.

EXCLUSIONS

- Poop clean up - $175
- Out of hours call out $175
- All repairs billed separately after approval

SECTION 3

Clean Star Services of Central Florida, Inc

BBB Rating: A+ Click for Review

October 30, 2026

Hamilton Bluff CDD
GMS Central Florida
Marshall Tindall
Field Manager
1349 June Lake Loop
Lake Hamilton, FL 33844

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 30th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.

Clean Star Services of Central Florida, Inc

BBB Rating: A+

Click for Review

OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



SPECIFICATIONS

1. RESTROOMS
    - Remove all collected trash to designated area.
    - Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
    - Clean and disinfect all washbasins, toilet bowls, urinals, etc.
    - Polish all metal and clean mirrors.
    - Restock toilet tissue and soap provided by CSS Clean Star Services.
    - Dust and clean all return air vents on an as needed basis.
    - Clean and polish all drinking fountains.
    - Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA
    - Remove all cobwebs in cabana area.
    - Wipe tables and organize chairs and furniture.
    - Spot sweep.
    - Spot mop for any spills.
    - Report any malfunctions to the building manager.

PRICING FOR SERVICES

- Janitorial Services Three (3) times a week, restrooms And covered patio Only $ 550.00/mo
- Janitorial Services Two (2) times a month, Clubhouse Room $ 140.00/mo
- Janitorial Services One (1) additional day every week restrooms and covered patio Only, on Saturday or Sunday, for the months needed $ 160.00/mo
- Trash collection and pet station collection, twice a week, Price per container $ 50.00/mo
- Post Party/Event cleanup of the Clubhouse when requested $ 150.00/ea

Supplies, chemicals, and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.

Clean Star Services of Central Florida, Inc

PROPOSAL

DATE	**10/30/2026**
CUSTOMER NAME	**HAMILTON BLUFF CDD**
ADDRESS	**1350 June Lake Loop**
REQUESTED BY	**Marshall Tindall**

Additional One day of Service for Spring Break Week	$ 60.00
Summer Schedule Options for the month of July - August (the months can be changed upon coordination)	
1- One Additional Day of Service every week (janitorial services 4th day a week)	$ 160.00 monthly
2- Second Additional Days of Service every week (janitorial services 5th day a week, to be a Sunday)	$ 180.00 monthly
Air freshener services:	
Air freshener dispenser installation, with scent included	$ 50.00 reach
Monthly Service, price per dispenser	$ 15.00 monthly
Deep clean and sanitization of tile and grout or rough floors in restrooms (recommended at least once a year)	$ 250.00
Pressure wash covered patio floors	$ 180.00
Wash pool furniture, chairs and tanning chairs, price per piece	$ 9.00 each

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

Clean Star Services of Central Florida, Inc

BBB Rating: A+ Click for Review

PRICING TRASH COLLECT FOR SERVICES

- **Trash and Pet stations Once a Week ➔ $ 35.00/per station/month**
- **Trash and Pet stations Two X a week ➔ $ 50.00/per station/month**
- **Trash and Pet stations Three X a week ➔ $ 75.00/per station/month**
- **Mail trash removal, 3 times a week ➔$100.00/per station/month**
- **Dog waist Dispenser bags, as needed, 200 bags/box ➔ $10.00/box**

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: and mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date**:

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

_____	_____
Printed Name	**Printed Name**
REPRESENTATIVE OF OWNER	**CONTRACTOR**
Hamilton Bluff CDD	**CSS Clean Star Services of Central Florida Inc.**
By: _____	By: _____
Date: _____	**Date:** _____

SECTION (a)

Item will be provided under separate cover.

SECTION 4

MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

Hamilton Bluff CDD
Business Name

1350 June Lake Loop
Property Address

Lake Hamilton | FL. | Polk | 33851
City | State | County | Zip

(407) 346-2453
Phone (Extension)

BILLING ADDRESS

Matt Fisher (407) 346-2453
Contact Name (Agent) Phone

219 E Livingston St.
Mailing Address

Orlando | FL. | 32801
City | State | Zip

mfisher@gmscfl.com
Email

Business Type: Amentities at Housing Community Service Frequency Monthly Grid # _____

1. **SCOPE OF WORK**
Massey will provide pest prevention services for ☒ Roaches ☒ Ants ☐ Mice ☐ Rats ☐ Pantry Pests ☐ Fruit Flies ☐ Drain Flies ☐ _____ ☐ _____ ☐ _____

2. **AREAS TO BE SERVICED**
Interior, restrooms, and electrical room.
2 Playgrounds, & Dog Park Knock down spiders and webs at the playgrounds.
Perimeter of the pool, the deck and mailboxes.

3. **SERVICE SCHEDULE**
A. Initial Service Schedule _____ Follow-Up Service on Initial As needed
B. Regular Service Schedule MONTHLY

4. **CUSTOMER COOPERATION**
Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
A. Maintaining a clean facility and promptly correcting any structural problems and deficiences in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
B. If THE COMPANY is at any time dissatisfied with **Massey's** service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
See reverse side of this agreement for explanation of **Massey's** Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	$ 240.00	Monthly Service Charge	$ 120.00	#___ of _____ x $ _____ EA	$
Follow Up (as required)	$	**2nd Year Annual Service Amount**	$ 1440.00	#___ of _____ x $ _____ EA	$
Monthly Service Charge x11	$ 1320.00	5% Discount for Advance Payment	$ 72.00	#___ of _____ x $ _____ EA	$
1st Year Annual Service Amount	$ 1560.00	**Discounted Annual Amount**	$ 1368.00	#___ of _____ x $ _____ EA	$
5% Discount for Advance Payment	$ 78.00	Applicable Sales Tax	$ 0	Applicable Sales Tax	$
Discounted Annual Amount	$ 1482.00	**2nd Year Annual Total**	$ 1440.00	**Equipment Total:**	$
Applicable Sales Tax	$0	**Note: Massey Services** reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	$ 1560.00				
				First Month Service & Equipment Total:	$ 240.00

9. **PAYMENT TERMS**
A. Method of payment ☐ Year in Advance Payment less 5% discount ☐ Upon Receipt of Monthly Invoice ☐ Remit to Service Technician
B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

2255 Dundee Rd.
Massey Address

Winter Haven | FL. | 33884
City | State | Zip

813-245-2877
Phone

Approved by: **Massey** General Manager Date

Accepted for: _____ Date _____
THE COMPANY

Given by: Missy Martin Date 11/1/26
Massey Services

GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!

Visit MasseyServices.com/mymassey Today and Sign Up to Manage Your Account Online!

SECTION 5

On Fri, Oct 30, 2026, 9:23 AM Lucas Martin <LMartin@princeandsonsinc.com> wrote:

> We are good with the numbers on the attached bid breakdown. $850 per month/ $10,200 per year will cover the amenity.
>
> Warmest Regards,
>
> Lucas Dean Martin
> Vice President
> Horticulturalist
> Phone: 863-422-5207 Office
> Mobile: 863-500-0312
> lmartin@princeandsonsinc.com
>
> 
>
>
> Corporate (Orlando/Polk County)
> 200 South F Street
> Haines City, Florida 33844
>
> Tampa Division
> 9513 US 92 East
> Tampa, Florida 33610
>
> Orlando Division
> 14645 Boggy Creek Rd.
> Orlando, FL 32824
>
> -

SECTION 6

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

PRINCE & SONS INC.

SECTION D

SECTION 1

Hamilton Bluff
Community Development District

Summary of Checks

July 26, 2026 to October 17, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	7/28/26	355	$	592.50
	8/5/26	356-359	$	24,849.71
	8/7/26	360	$	26,938.40
	8/10/26	361-362	$	300.00
	8/14/26	363-365	$	5,964.40
	8/19/26	366	$	5,250.87
	8/24/26	367	$	58,053.50
	8/26/26	368-370	$	2,270.23
	9/1/26	371-372	$	17,952.34
	9/9/26	373-375	$	2,205.00
	9/17/26	376-378	$	2,838.11
	9/25/26	379	$	8,322.00
	9/28/26	380	$	51,410.54
	10/6/26	381-383	$	45,190.13
	10/7/26	384	$	5,381.88
	10/13/26	385-387	$	2,780.83
		Autodrafts	$	9,910.80
		Total	$	270,211.24
Supervisor Fees				
	August 2026			
	Emily J Hazelrig	50042	$	184.70
	Lindsey E Roden	50043	$	150.00
	Bobbie J Shockley	50044	$	150.00
		Total	$	484.70
			$	**270,695.94**

*** CHECK DATES 07/26/2026 - 10/17/2026 *** GENERAL FUND-HAMILTON BLUFF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/28/26	00007	7/14/26	22496033	202606	310-51300-31100				*	592.50		
			GENERAL ENGINEERING JUN26									
								DEWBERRY ENGINEERS INC.			592.50	000355
8/05/26	00046	8/04/26	08042026	202608	300-15500-10000				*	980.34		
			EQUIPMENT LEASE SEP26									
								BOWPROP II			980.34	000356
8/05/26	00047	6/30/26	18309	202606	330-57200-48200				*	350.00		
			CLEANING SERVICE JUN26									
		7/29/26	18566	202607	330-57200-48200				*	390.00		
			CLEANING SERVICE JUL26									
								CSS CLEAN STAR SERVICES			740.00	000357
8/05/26	00016	7/31/26	00078216	202607	310-51300-48000				*	708.80		
			NOT OF MTG 08/12/26									
								USA TODAY MEDIA CORP FKA			708.80	000358
8/05/26	00035	5/08/26	23937	202605	320-53800-46200				*	473.16		
			FUEL SURCHARGE MAY26									
		6/01/26	25025	202606	320-53800-46200				*	473.16		
			FUEL SURCHARGE JUN26									
		6/12/26	24649	202606	320-53800-46201				*	3,343.50		
			TABEBUIA TREE REPLACEMENT									
		6/16/26	24679	202606	320-53800-47300				*	262.98		
			IRRIGATION REPAIRS									
		7/01/26	25026	202607	320-53800-46200				*	315.00		
			FUEL SURCHARGE JUL26									
		7/15/26	25184	202607	320-53800-47300				*	580.77		
			EZ-DM IRRIGATION REPAIRS									
		8/01/26	25547	202608	320-53800-47100				*	1,200.00		
			POND DISCING AUG26									
		8/01/26	25558	202608	320-53800-46200				*	15,772.00		
			LAWN MAINTENANCE AUG26									
								PRINCE & SONS, INC.			22,420.57	000359
8/07/26	00018	6/30/26	022797	202608	300-20700-10200				*	26,938.40		
			032-FR#1 SITE PLAN JUN26									
								ABSOLUTE ENGINEERING, INC.			26,938.40	000360
8/10/26	00011	7/29/26	BS072920	202606	310-51300-11000				*	150.00		
			REISSUE CK#50038 6/2 MEET									
								BOBBIE J SHOCKLEY			150.00	000361
8/10/26	00024	7/29/26	LR072920	202606	310-51300-11000				*	150.00		
			REISSUE CK#50036 6/2 MEET									
								LINDSEY E RODEN			150.00	000362

*** CHECK DATES 07/26/2026 - 10/17/2026 *** GENERAL FUND-HAMILTON BLUFF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/14/26	00025	8/14/26	EH081420	202608	310-51300-11000			*	184.70		
			REISSUE CK#50035 6/2 MEET								
							EMILY J HAZELRIG			184.70	000363
8/14/26	00009	8/14/26	LS081420	202608	310-51300-11000			*	184.70		
			REISSUE CK#50037 6/2 MEET								
							LAUREN O SCHWENK			184.70	000364
8/14/26	00032	6/25/26	01426324	202608	300-20700-10200			*	5,595.00		
			032-FR#2 GEO ENGR JUN26								
							UES PROFESSIONAL SOLUTIONS, LLC			5,595.00	000365
8/19/26	00001	8/01/26	87	202608	320-53800-34000			*	1,250.00		
			FIELD MANAGEMENT								
		8/01/26	88	202608	310-51300-34000			*	3,261.67		
			MANAGEMENT FEES								
		8/01/26	88	202608	310-51300-35200			*	108.17		
			WEBSITE ADMINISTRATION								
		8/01/26	88	202608	310-51300-35100			*	162.25		
			INFORMATION TECHNOLOGY								
		8/01/26	88	202608	310-51300-31300			*	429.17		
			DISSEMINATION AGENT SVC								
		8/01/26	88	202608	310-51300-51000			*	2.89		
			OFFICE SUPPLIES								
		8/01/26	88	202608	310-51300-42000			*	19.57		
			POSTAGE								
		8/01/26	88	202608	310-51300-42500			*	17.15		
			STAPLES-BOS COVER 06/02								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,250.87	000366
8/24/26	00018	7/31/26	022823	202608	300-20700-10200			*	58,053.50		
			032-FR#3 SITE PLAN JUL26								
							ABSOLUTE ENGINEERING, INC.			58,053.50	000367
8/26/26	00007	8/20/26	22500615	202607	310-51300-31100			*	462.50		
			GENERAL ENGINEERING JUL26								
							DEWBERRY ENGINEERS INC.			462.50	000368
8/26/26	00014	8/14/26	15726	202607	310-51300-31500			*	1,164.00		
			GENERAL COUNSEL JUL26								
							KILINSKI VAN WYK PLLC			1,164.00	000369
8/26/26	00035	8/01/26	25606	202608	320-53800-46200			*	315.00		
			2% FUEL SURCHARGE AUG26								
		8/07/26	25764	202608	320-53800-47300			*	328.73		
			IRRIGATION REPAIRS								
							PRINCE & SONS, INC.			643.73	000370

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/26	00046	9/01/26	09012026	202609	300-15500-10000		*	980.34		
			EQUIPMENT LEASE OCT26							
						BOWPROP II			980.34	000371
9/01/26	00035	9/01/26	26169	202609	320-53800-47100		*	1,200.00		
			POND DISCING SEP26							
		9/01/26	26183	202609	320-53800-46200		*	15,772.00		
			LAWN MAINTENANCE SEP26							
						PRINCE & SONS, INC.			16,972.00	000372
9/09/26	00047	8/27/26	18834	202608	330-57200-48200		*	350.00		
			CLEANING SERVICE AUG26							
						CSS CLEAN STAR SERVICES			350.00	000373
9/09/26	00035	9/01/26	26220	202609	320-53800-46200		*	315.00		
			2% FUEL SURCHARGE SEP26							
						PRINCE & SONS, INC.			315.00	000374
9/09/26	00048	8/26/26	1160	202608	320-53800-49000		*	1,540.00		
			GFCI INSTALLATION							
						SUNNYSIDE ELECTRIC			1,540.00	000375
9/17/26	00007	9/09/26	22502623	202608	310-51300-31100		*	675.00		
			GENERAL ENGINEERING AUG26							
						DEWBERRY ENGINEERS INC.			675.00	000376
9/17/26	00014	9/14/26	15964	202608	310-51300-31500		*	1,918.50		
			GENERAL COUNSEL AUG26							
						KILINSKI VAN WYK PLLC			1,918.50	000377
9/17/26	00035	9/08/26	26357	202609	320-53800-47300		*	244.61		
			MAIN & DRIP LINE REPAIRS							
						PRINCE & SONS, INC.			244.61	000378
9/25/26	00006	9/23/26	34432	202609	300-15500-10000		*	8,322.00		
			FY27 INSURANCE PREMIUM							
						EGIS INSURANCE AND RISK ADVISORS			8,322.00	000379
9/28/26	00018	8/31/26	022849	202609	300-20700-10200		*	51,410.54		
			032-FR#4 SITE PLAN AUG26							
						ABSOLUTE ENGINEERING, INC.			51,410.54	000380
10/06/26	00046	10/06/26	10062026	202610	300-15500-10000		*	980.34		
			EQUIPMENT LEASE NOV26							
						BOWPROP II			980.34	000381

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/26	00001	9/01/26	89	202609	320-53800-34000			*	1,250.00		
			FIELD MANAGEMENT								
		9/01/26	90	202609	310-51300-34000			*	3,261.67		
			MANAGEMENT FEES								
		9/01/26	90	202609	310-51300-35200			*	108.17		
			WEBSITE ADMINISTRATION								
		9/01/26	90	202609	310-51300-35100			*	162.25		
			INFORMATION TECHNOLOGY								
		9/01/26	90	202609	310-51300-31300			*	429.17		
			DISSEMINATION AGENT SVC								
		9/01/26	90	202609	310-51300-51000			*	.39		
			OFFICE SUPPLIES								
		9/01/26	90	202609	310-51300-42000			*	10.18		
			POSTAGE								
		9/01/26	90	202609	310-51300-42500			*	16.35		
			COPIES								
		9/01/26	90	202609	310-51300-42500			*	43.27		
			STAPLES-BOS MATERIALS								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,281.45	000382
10/06/26	00035	9/14/26	26499	202609	320-53800-46201			*	20,902.50		
			REPLACEMENT PLANTS								
		9/14/26	26524	202609	320-53800-47300			*	1,053.84		
			CONTROLLER REPLACEMENT								
		10/01/26	26836	202610	320-53800-47100			*	1,200.00		
			POND DISCING OCT26								
		10/01/26	26854	202610	320-53800-46200			*	15,772.00		
			LAWN MAINTENANCE OCT26								
							PRINCE & SONS, INC.			38,928.34	000383
10/07/26	00049	9/10/26	37279	202610	300-20700-10200			*	5,381.88		
			032-FR#5-GEO SURVEY								
							SURVTECH SOLUTIONS, INC			5,381.88	000384
10/13/26	00007	10/06/26	22505359	202610	310-51300-31100			*	2,237.00		
			GENERAL ENGINEERING SEP26								
							DEWBERRY ENGINEERS INC.			2,237.00	000385
10/13/26	00004	10/01/26	95697	202610	310-51300-54000			*	175.00		
			SPECIAL DISTRICT FEE FY27								
							FLORIDA DEPARTMENT OF COMMERCE			175.00	000386
10/13/26	00016	9/30/26	00079074	202609	310-51300-48000			*	368.83		
			BOS MTG DATES FY27								
							USA TODAY MEDIA CORP FKA			368.83	000387
								TOTAL FOR BANK A	260,300.44		

*** CHECK DATES 07/26/2026 - 10/17/2026 ***
GENERAL FUND-HAMILTON BLUFF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/17/26	00036	8/14/26	2899-08. 1401 POCKET WILD AUG26	202608	320	53800-43000			DUKE ENERGY	*	333.43	333.43	080045
8/17/26	00036	8/14/26	3725-08. 1500 REDWOOD AUG26	202608	320	53800-43000			DUKE ENERGY	*	20.21	20.21	080046
8/17/26	00036	8/14/26	5025-08. 2675 ABSOLUTE IRRG AUG26	202608	320	53800-43000			DUKE ENERGY	*	277.60	277.60	080047
8/17/26	00036	8/17/26	1386-08. 0 WATER TANK LITE AUG26	202608	320	53800-43100			DUKE ENERGY	*	4,468.64	4,468.64	080048
9/29/26	00036	9/15/26	2899-09. 1401 POCKET WILD SEP26	202609	320	53800-43000			DUKE ENERGY	*	167.61	167.61	080049
9/29/26	00036	9/15/26	3725-09. 1500 REDWOOD SEP26	202609	320	53800-43000			DUKE ENERGY	*	23.21	23.21	080050
9/29/26	00036	9/15/26	5025-09. 2675 ABSOLUTE IRRG SEP26	202609	320	53800-43000			DUKE ENERGY	*	151.19	151.19	080051
9/29/26	00036	9/16/26	1386-09. 0 WATER TANK LITE SEP26	202609	320	53800-43100			DUKE ENERGY	*	4,468.91	4,468.91	080052

TOTAL FOR BANK Z 9,910.80

TOTAL FOR REGISTER 270,211.24

SECTION 2

Hamilton Bluff

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 111,523	$ -	$ -	$ 111,523
Due from Developer	$ -	$ -	$ 5,382	$ 5,382
Investments:				
Series 2024				
Construction	$ -	$ -	$ 1,810	$ 1,810
Reserve	$ -	$ 665,395	$ -	$ 665,395
Revenue	$ -	$ 574,547	$ -	$ 574,547
State Board of Administration	$ 515,399	$ -	$ -	$ 515,399
Prepaid Expenses	$ 980	$ -	$ -	$ 980
Total Assets	**$ 627,903**	**$ 1,239,942**	**$ 7,192**	**$ 1,875,037**
Liabilities:				
Accounts Payable	$ 22,134	$ -	$ -	$ 22,134
Contracts Payable	$ -	$ -	$ 20,043	$ 20,043
Deferred Revenue	$ 46,401	$ -	$ -	$ 46,401
Retainage Payable	$ -	$ -	$ 89,866	$ 89,866
Total Liabilities	**$ 68,535**	**$ -**	**$ 109,909**	**$ 178,444**
Fund Balance:				
Nonspendables:				
Prepaid Items	$ 980	$ -	$ -	$ 980
Restricted For:				
Debt Service - Series 2024	$ -	$ 1,239,942	$ -	$ 1,239,942
Capital Projects - Series 2024	$ -	$ -	$ (88,056)	$ (88,056)
Capital Projects - Brook Hollow PH2	$ -	$ -	$ (14,661)	$ (14,661)
Unassigned	$ 558,387	$ -	$ -	$ 558,387
Total Fund Balances	**$ 559,368**	**$ 1,239,942**	**$ (102,717)**	**$ 1,696,593**
Total Liabilities & Fund Balance	$ 627,903	$ 1,239,942	$ 7,192	$ 1,875,037

Hamilton Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 520,770	$ 520,770	$ 522,384	$ 1,613
Assessments - Direct	$ 96,038	$ 96,038	$ 96,038	$ 0
Boundary Amendment Contributions	$ -	$ -	$ 65	$ 65
Interest	$ -	$ -	$ 19,726	$ 19,726
Miscellaneous Revenue	$ -	$ -	$ 98,584	$ 98,584
Total Revenues	**$ 616,809**	**$ 616,809**	**$ 736,797**	**$ 119,988**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 6,069	$ 5,931
Employer FICA Expense	$ 918	$ 918	$ 413	$ 505
Engineering	$ 10,000	$ 10,000	$ 6,665	$ 3,336
Attorney	$ 25,000	$ 25,000	$ 16,980	$ 8,020
Annual Audit	$ 3,150	$ 3,150	$ 3,150	$ -
Assessment Administration	$ 5,150	$ 5,150	$ 5,150	$ -
Arbitrage	$ 450	$ 450	$ 900	$ (450)
Dissemination	$ 5,150	$ 5,150	$ 5,150	$ (0)
Disclosure Software	$ 2,500	$ 2,500	$ 2,500	$ -
Trustee Fees	$ 4,500	$ 4,500	$ 6,532	$ (2,032)
Management Fees	$ 39,140	$ 39,140	$ 39,140	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 1,000	$ 1,000	$ 712	$ 288
Insurance	$ 7,434	$ 7,434	$ 5,602	$ 1,832
Copies	$ 500	$ 500	$ 92	$ 408
Legal Advertising	$ 5,000	$ 5,000	$ 2,122	$ 2,878
Boundary Amendment Expenses	$ -	$ -	$ 218	$ (218)
Other Current Charges	$ 2,000	$ 2,000	$ 626	$ 1,374
Office Supplies	$ 625	$ 625	$ 21	$ 604
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 127,937**	**$ 127,937**	**$ 105,462**	**$ 22,474**

Hamilton Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 13,500	$ 13,500	$ 1,980	$ 11,520
Field Management	$ 15,000	$ 15,000	$ 15,000	$ -
Landscape Maintenance	$ 179,072	$ 179,072	$ 188,228	$ (9,156)
Landscape Replacement	$ 12,000	$ 12,000	$ 24,246	$ (12,246)
Pond Maintenance	$ 14,400	$ 14,400	$ 14,400	$ -
Streetlighting	$ 55,000	$ 55,000	$ 43,788	$ 11,212
Electric	$ 1,500	$ 1,500	$ 6,660	$ (5,160)
Water & Sewer	$ 35,000	$ 35,000	$ -	$ 35,000
Irrigation Repairs	$ 7,500	$ 7,500	$ 3,056	$ 4,444
General Repairs & Maintenance	$ 12,500	$ 12,500	$ 3,038	$ 9,462
Holiday Décor	$ 7,500	$ 7,500	$ 7,450	$ 50
Field Contingency	$ 7,500	$ 7,500	$ 1,870	$ 5,630
Total Field Expenditures	**$ 360,472**	**$ 360,472**	**$ 309,717**	**$ 50,756**
Amenity Expenditures				
Amenity - Electric	$ 10,875	$ 10,875	$ -	$ 10,875
Amenity - Water	$ 4,125	$ 4,125	$ -	$ 4,125
Playground Lease	$ 41,250	$ 41,250	$ 196,421	$ (155,171)
Internet	$ 1,200	$ 1,200	$ -	$ 1,200
Pest Control	$ 825	$ 825	$ -	$ 825
Janitorial Service	$ 10,125	$ 10,125	$ 1,663	$ 8,462
Amenity Management	$ 7,500	$ 7,500	$ 13	$ 7,487
Security Services	$ 18,000	$ 18,000	$ -	$ 18,000
Pool Maintenance	$ 19,500	$ 19,500	$ -	$ 19,500
Amenity Repairs & Maintenance	$ 7,500	$ 7,500	$ -	$ 7,500
Contingency	$ 7,500	$ 7,500	$ -	$ 7,500
Capital Outlay	$ -	$ -	$ 225,285	$ (225,285)
Total Amenity Expenditures	**$ 128,400**	**$ 128,400**	**$ 423,383**	**$ (294,983)**
Total Operations & Maintenance	**$ 488,872**	**$ 488,872**	**$ 733,099**	**$ (244,227)**
Total Expenditures	**$ 616,809**	**$ 616,809**	**$ 838,562**	**$ (221,753)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (101,765)	
Other Financing Sources/(Uses):				
Lease Proceeds	$ -	$ -	$ 225,285	$ 225,285
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 225,285**	**$ 225,285**
Net Change in Fund Balance	**$ -**		**$ 123,520**	
Fund Balance - Beginning	$ -		$ 435,847	
Fund Balance - Ending	$ -		$ 559,368	

Hamilton Bluff

Community Development District

Series 2024 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments	$ 1,330,790	$ 1,330,790	$ 1,334,872	$ 4,082
Interest	$ 38,717	$ 38,717	$ 48,209	$ 9,492
Total Revenues	**$ 1,369,507**	**$ 1,369,507**	**$ 1,383,081**	**$ 13,574**
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	$ 35,282	$ 48,856	$ 13,574
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (24,057)	$ (24,057)
Total Other Financing Sources/(Uses)	$ -		$ (24,057)	
Net Change in Fund Balance	**$ 35,282**		**$ 24,799**	
Fund Balance - Beginning	$ 564,819		$ 1,215,143	
Fund Balance - Ending	$ 600,101		$ 1,239,942	

Hamilton Bluff

Community Development District

Series 2024 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 2,536,870	$ 2,536,870
Interest	$ -	$ -	$ 1,678	$ 1,678
Total Revenues	**$ -**	**$ -**	**$ 2,538,548**	**$ 2,538,548**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,650,660	$ (2,650,660)
Total Expenditures	**$ -**	**$ -**	**$ 2,650,660**	**$ (2,650,660)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (112,112)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 24,057	$ 24,057
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 24,057**	**$ 24,057**
Net Change in Fund Balance	**$ -**		**$ (88,056)**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ (88,056)	

Hamilton Bluff

Community Development District

Series 2024 Brook Hollow PH2 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay - Cost of Issuance	$ -	$ -	$ 162,040	$ (162,040)
Total Expenditures	**$ -**	**$ -**	**$ 162,040**	**$ (162,040)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ (162,040)**	
Other Financing Sources/(Uses)				
Developer Advances	$ -	$ -	$ 147,379	$ 147,379
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 147,379**	**$ 147,379**
Net Change in Fund Balance	**$ -**		**$ (14,661)**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ (14,661)	

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	$ 9	$ -	$ -	$ 522,384
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	$ 1,972	$ 1,907	$ 1,832	$ 19,726
Miscellaneous Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 98,584	$ -	$ -	$ -	$ 98,584
Total Revenues	**$ -**	**$ 50,780**	**$ 513,704**	**$ 4,226**	**$ 2,498**	**$ 26,890**	**$ 4,174**	**$ 27,538**	**$ 101,267**	**$ 1,981**	**$ 1,907**	**$ 1,832**	**$ 736,797**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ 800	$ -	$ 600	$ -	$ 600	$ 600	$ 300	$ 1,400	$ 969	$ -	$ 6,069
Employer FICA Expense	$ 61	$ -	$ 61	$ -	$ 46	$ -	$ 46	$ 46	$ -	$ 107	$ 46	$ -	$ 413
Engineering	$ 838	$ 63	$ 300	$ 125	$ 488	$ 63	$ 523	$ 300	$ 593	$ 463	$ 675	$ 2,237	$ 6,665
Attorney	$ 1,625	$ 677	$ 1,438	$ 745	$ 2,200	$ 745	$ 908	$ 3,191	$ 2,370	$ 1,164	$ 1,919	$ -	$ 16,980
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	$ 429	$ 429	$ 429	$ 5,150
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	$ 3,262	$ 3,262	$ 3,262	$ 39,140
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Postage & Delivery	$ 26	$ 7	$ 3	$ 399	$ 10	$ 7	$ 2	$ 109	$ 10	$ 109	$ 20	$ 10	$ 712
Insurance	$ 5,602	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,602
Copies	$ -	$ -	$ 5	$ -	$ -	$ -	$ 10	$ -	$ -	$ -	$ 17	$ 60	$ 92
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ 1,044	$ -	$ -	$ -	$ 709	$ -	$ 369	$ 2,122
Boundary Amendment Expenses	$ -	$ -	$ -	$ -	$ -	$ 154	$ 65	$ -	$ -	$ -	$ -	$ -	$ 218
Other Current Charges	$ -	$ -	$ -	$ 45	$ 41	$ 41	$ 40	$ 75	$ 93	$ 137	$ 112	$ 42	$ 626
Office Supplies	$ 0	$ 3	$ 0	$ 3	$ 0	$ 3	$ 0	$ 3	$ 3	$ 3	$ 3	$ 0	$ 21
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 27,269**	**$ 4,710**	**$ 7,019**	**$ 5,278**	**$ 7,346**	**$ 6,016**	**$ 6,605**	**$ 11,435**	**$ 7,330**	**$ 8,053**	**$ 7,722**	**$ 6,679**	**$ 105,462**
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	$ 1,250	$ 1,250	$ 1,250	$ 15,000
Landscape Maintenance	$ 14,922	$ 14,922	$ 14,922	$ 14,922	$ 15,772	$ 15,772	$ 15,772	$ 16,245	$ 16,718	$ 16,087	$ 16,087	$ 16,087	$ 188,228
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,344	$ -	$ -	$ 20,903	$ 24,246
Pond Maintenance	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 14,400
Streetlighting	$ 2,362	$ 2,362	$ 2,362	$ 2,360	$ 3,015	$ 4,485	$ 4,485	$ 4,485	$ 4,469	$ 4,469	$ 4,469	$ 4,469	$ 43,788
Electric	$ 651	$ 669	$ 126	$ 815	$ 556	$ 791	$ 587	$ 532	$ 391	$ 568	$ 631	$ 342	$ 6,660
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 105	$ -	$ 255	$ 225	$ 263	$ 581	$ 329	$ 1,298	$ 3,056
General Repairs & Maintenance	$ -	$ -	$ 1,405	$ 880	$ 313	$ -	$ 440	$ -	$ -	$ -	$ -	$ -	$ 3,038
Holiday Décor	$ -	$ -	$ -	$ 7,450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,450
Field Contingency	$ -	$ -	$ 330	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,540	$ -	$ 1,870
Total Field Expenditures	**$ 22,117**	**$ 20,403**	**$ 21,595**	**$ 28,877**	**$ 22,211**	**$ 23,498**	**$ 23,989**	**$ 23,937**	**$ 27,882**	**$ 24,154**	**$ 25,506**	**$ 45,549**	**$ 309,717**

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	$ 980	$ 980	$ 980	$ 196,421
Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 273	$ 350	$ 390	$ 350	$ 300	$ 1,663
Amenity Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13	$ -	$ -	$ 13
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**	**$ 165,225**	**$ 1,384**	**$ 1,330**	**$ 1,280**	**$ 423,383**
Total Operations & Maintenance	**$ 111,689**	**$ 24,210**	**$ 25,401**	**$ 32,683**	**$ 26,017**	**$ 73,444**	**$ 118,348**	**$ 28,996**	**$ 193,108**	**$ 25,538**	**$ 26,836**	**$ 46,829**	**$ 733,099**
Total Expenditures	**$ 138,958**	**$ 28,920**	**$ 32,420**	**$ 37,961**	**$ 33,363**	**$ 79,460**	**$ 124,953**	**$ 40,432**	**$ 200,437**	**$ 33,591**	**$ 34,558**	**$ 53,509**	**$ 838,562**
Excess (Deficiency) of Revenues over Expenditures	$ (138,958)	$ 21,860	$ 481,283	$ (33,735)	$ (30,865)	$ (52,570)	$ (120,779)	$ (12,894)	$ (99,170)	$ (31,610)	$ (32,651)	$ (51,676)	$ (101,765)
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)**	**$ (30,865)**	**$ (6,430)**	**$ (120,779)**	**$ (12,894)**	**$ (99,170)**	**$ (31,610)**	**$ (32,651)**	**$ (51,676)**	**$ 123,520**

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

							28%	72%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service*	*Total*
11/14/25	10/1/25-10/31/25	$ 7,825.98	$ (313.05)	$ (150.26)	$ -	$ 7,362.67	$ 2,070.85	$ 5,291.82	$ 7,362.67
11/21/25	11/01/25-11/07/25	$ 2,608.66	$ (104.35)	$ (50.09)	$ -	$ 2,454.22	$ 690.28	$ 1,763.94	$ 2,454.22
12/8/25	11/16/25-11/25/25	$ 765,288.89	$ (30,614.04)	$ (14,693.50)	$ -	$ 719,981.35	$ 202,504.16	$ 517,477.19	$ 719,981.35
12/8/25	1% Admin Adj	$ -	$ (19,909.29)	$ -	$ -	$ (19,909.29)	$ (5,599.75)	$ (14,309.54)	$ (19,909.29)
12/19/25	11/26/25-11/30/25	$ 427,712.73	$ (17,109.68)	$ (8,212.06)	$ -	$ 402,390.99	$ 113,177.72	$ 289,213.27	$ 402,390.99
12/31/25	12/01/25-12/15/25	$ 769,447.19	$ (30,729.15)	$ (14,774.36)	$ -	$ 723,943.68	$ 203,618.62	$ 520,325.06	$ 723,943.68
1/9/26	12/16/25-12/31/25	$ 5,217.32	$ (156.54)	$ (101.22)	$ -	$ 4,959.56	$ 1,394.94	$ 3,564.62	$ 4,959.56
1/29/26	int 10/01/25-12/31/25	$ -	$ -	$ -	$ 3,383.02	$ 3,383.02	$ 951.52	$ 2,431.50	$ 3,383.02
2/12/26	01/01/26-01/31/26	$ 2,608.66	$ (52.17)	$ (51.13)	$ -	$ 2,505.36	$ 704.67	$ 1,800.69	$ 2,505.36
4/17/26	03/01/26-03/31/26	$ 5,002.30	$ -	$ (100.05)	$ -	$ 4,902.25	$ 1,378.82	$ 3,523.43	$ 4,902.25
4/30/26	02/01/26-03/31/26	$ -	$ -	$ -	$ 4.00	$ 4.00	$ 1.13	$ 2.87	$ 4.00
4/30/26	01/01/26-01/31/26	$ -	$ -	$ -	$ 2.54	$ 2.54	$ 0.71	$ 1.83	$ 2.54
5/13/26	04/01-04/30/26	$ 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
7/31/26	04/01/26-06/30/26	$ -	$ -	$ -	$ 8.63	$ 8.63	$ 8.63	$ -	$ 8.63
	Total	$ 1,991,085.57	$ (98,988.27)	$ (38,240.15)	$ 3,398.19	$ 1,857,255.34	$ 522,383.54	$ 1,334,871.80	$ 1,857,255.34

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**