

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 145,685
Allowable discounts (4%)	-				(5,827)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	139,858
Landowner contribution	133,890	15,968	108,389	124,357	207,177
Total revenues	133,890	15,968	108,389	124,357	347,035
EXPENDITURES					
Professional & administrative					
District management**	48,000	10,000	38,000	48,000	48,000
DSF accounting 2026***	-	-	-	-	1,375
Legal	25,000	2,246	15,000	17,246	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	3,200	3,200	3,300
Arbitrage rebate calculation*	750	-	-	-	500
Dissemination agent*	1,000	-	250	250	1,000
Dissemination agent 2026*	-	-	-	-	250
EMMA software service*	1,500	-	-	-	1,500
Trustee*	6,500	-	5,500	5,500	5,500
Trustee 2026*	-	-	-	-	-
Telephone	200	83	117	200	200
Postage	500	35	465	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	79	6,421	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,500
Contingencies/bank charges	750	447	1,053	1,500	1,500
Tax Collector and property appraiser	-	-	-	-	2,914
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	104,790	18,473	73,213	91,686	108,129
Field operations					
Field operations manager	6,600	-	6,600	6,600	6,600
Field operations accounting	-	-	-	-	1,500
Property insurance	-	-	437	437	1,610
Landscape maintenance	-	-	-	-	24,000
Entry feature maintenance	-	-	-	-	3,000
Tree/plant replacement	-	-	-	-	10,000
Irrigation repairs	-	-	-	-	6,000
Irrigation water	-	-	-	-	12,000
Aquatic maintenance	-	-	-	-	7,200
Electricity	22,500	-	22,500	22,500	92,496
Total field operations	29,100	-	29,537	29,537	164,406
Total expenditures	133,890	18,473	102,750	121,223	272,535

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,505)	5,639	3,134	74,500
Fund balance - beginning (unaudited)	-	(3,134)	(5,639)	(3,134)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	74,216
Unassigned	-	(5,639)	-	-	284
Fund balance - ending	<u>\$ -</u>	<u>\$ (5,639)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74,500</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***This item will be realized for the second and all subsequent bond issuances.

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

District management**	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
DSF accounting 2026***	1,375
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Dissemination agent 2026*	250
EMMA software service*	1,500
Trustee*	5,500
Trustee 2026*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

EXPENDITURES (continued)

Insurance	6,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector and property appraiser	2,914

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Website hosting & maintenance	705
Website ADA compliance	210
Field operations manager	6,600
Field operations accounting	1,500
Property insurance	1,610
Landscape maintenance	24,000
Entry feature maintenance	3,000
Tree/plant replacement	10,000
Irrigation repairs	6,000
Irrigation water	12,000
Aquatic maintenance	7,200
Monthly onsite visits at \$600 a month.	
Electricity	92,496
single family homes. \$12,500 townhomes. Phase 1A.	
Total expenditures	<u><u>\$ 272,535</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhomes	156	\$ 389.23	\$ -	\$ 389.23	n/a
Bungalow	41	551.41	-	551.41	n/a
Single Family 45'	21	729.80	-	729.80	n/a
Single Family 50'	58	810.89	-	810.89	n/a
Total	276				

Landowner's Contribution

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhomes	-	Landowner's Co	\$ -	\$ -	n/a
Bungalow	-	Landowner's Co	-	-	n/a
Single Family 45'	162	Landowner's Co	-	-	n/a
Single Family 50'	126	Landowner's Co	-	-	n/a
Total	288				