

**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
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				