

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 04/30/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 145,685				\$ 145,382
Allowable discounts (4%)	(5,827)				(5,815)
Assessment levy: on-roll - net	139,858	\$ 139,710	\$ 148	\$ 139,858	139,567
Assessment levy: off-roll	-	-	-	-	206,748
Landowner contribution	207,177	19,363	150,416	169,779	-
Total revenues	<u>347,035</u>	<u>159,073</u>	<u>150,564</u>	<u>309,637</u>	<u>346,315</u>
EXPENDITURES					
Professional & administrative					
District management**	48,000	14,000	10,000	24,000	48,000
DSF accounting 2027***	1,375	-	1,375	1,375	1,375
Legal	25,000	7,387	8,000	15,387	25,000
Engineering	2,000	1,013	987	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	-	-	1,000
EMMA software service*	1,500	-	-	-	1,500
Trustee*	5,500	-	-	-	-
Telephone	200	117	83	200	200
Postage	500	11	489	500	500
Printing & binding	500	291	209	500	500
Legal advertising	6,500	1,138	5,362	6,500	6,500
Annual special district fee	175	-	175	175	175
Insurance	6,500	7,122	(1,500)	5,622	6,100
Contingencies/bank charges	1,500	647	853	1,500	1,500
Tax Collector and property appraiser	2,914	3,286	-	3,286	2,908
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	175	-	175	145
Total professional & administrative	<u>108,129</u>	<u>35,187</u>	<u>30,038</u>	<u>65,225</u>	<u>106,908</u>
Field operations					
Field operations manager	6,600	-	6,600	6,600	6,600
Field operations accounting	1,500	-	1,500	1,500	1,500
Property insurance	1,610	-	1,500	1,500	1,610
Landscape maintenance	24,000	11,970	9,975	21,945	24,000
Entry feature maintenance	3,000	-	1,500	1,500	3,000
Tree/plant replacement	10,000	-	5,000	5,000	10,000
Irrigation repairs	6,000	-	3,000	3,000	6,000
Irrigation water	12,000	-	6,000	6,000	12,000
Aquatic maintenance	7,200	-	2,260	2,260	7,200
Contingency	-	-	-	-	75,000
Electricity	92,496	-	46,248	46,248	92,496
Total field operations	<u>164,406</u>	<u>11,970</u>	<u>83,583</u>	<u>95,553</u>	<u>239,406</u>
Total expenditures	<u>272,535</u>	<u>47,157</u>	<u>113,621</u>	<u>160,778</u>	<u>346,314</u>

**HAM BROWN RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 04/30/2026	Projected through 9/30/2026	Total Actual & Projected	
Excess/(deficiency) of revenues over/(under) expenditures	74,500	111,916	36,943	148,859	1
Fund balance - beginning (unaudited)	-	(9,001)	102,915	(9,001)	139,858
Fund balance - ending (projected)					
Assigned					
Working capital	74,216	-	74,216	74,216	92,361
Unassigned	284	102,915	65,642	65,642	47,498
Fund balance - ending	<u>\$ 74,500</u>	<u>\$ 102,915</u>	<u>\$ 139,858</u>	<u>\$ 139,858</u>	<u>\$ 139,859</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 2027*** 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.

EMMA software service* 1,500

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 6,100

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 2,908

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

EXPENDITURES (continued)

Website hosting & maintenance	705
Website ADA compliance	145
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 \$565 a month.	
Electricity	92,496
single family homes. \$12,500 townhomes. Phase 1A.	
Total expenditures	<u><u>\$ 266,314</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 2027 ASSESSMENTS**

On-Roll Assessments					FY 2026
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	Total Assessment per Unit
Townhomes	156	\$ 388.42	\$ -	\$ 388.42	\$ 389.23
Bungalow	41	550.26	-	550.26	551.41
Single Family 45'	21	728.29	-	728.29	729.80
Single Family 50'	58	809.21	-	809.21	810.89
Total	276				

Off-Roll Assessments					FY 2026
Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	Total Assessment per Unit
Single Family 45'	162	\$ 684.59	\$ -	\$ 684.59	n/a
Single Family 50'	126	760.66	-	760.66	n/a
Total	288				