

***Hamilton Bluff***  
***Community Development District***

***Proposed Budget***  
***FY2025***



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# Hamilton Bluff

## Community Development District

### Proposed Budget

#### General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Developer Contributions	\$ 430,750	\$ 40,000	\$ 40,624	\$ 80,624	\$ 351,250
Boundary Amendment Contributions	\$ -	\$ 44,407	\$ -	\$ 44,407	\$ -
<b>Total Revenues</b>	<b>\$ 430,750</b>	<b>\$ 84,407</b>	<b>\$ 40,624</b>	<b>\$ 125,031</b>	<b>\$ 351,250</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 6,000	\$ 10,000	\$ 12,000
Engineering	\$ 15,000	\$ 2,805	\$ 4,500	\$ 7,305	\$ 10,000
Attorney	\$ 25,000	\$ 12,268	\$ 12,268	\$ 24,537	\$ 25,000
Annual Audit	\$ 2,950	\$ -	\$ 2,850	\$ 2,850	\$ 2,950
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -	\$ 4,050
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 38,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 52	\$ 300	\$ 352	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 6,000
Copies	\$ 1,000	\$ -	\$ 50	\$ 50	\$ 500
Legal Advertising	\$ 10,000	\$ 1,878	\$ 5,000	\$ 6,878	\$ 10,000
Boundary Amendment Expenses	\$ -	\$ 28,410	\$ -	\$ 28,410	\$ -
Other Current Charges	\$ 5,000	\$ 234	\$ 1,000	\$ 1,234	\$ 6,850
Office Supplies	\$ 625	\$ 12	\$ 30	\$ 42	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 130,750</b>	<b>\$ 74,033</b>	<b>\$ 50,998</b>	<b>\$ 125,031</b>	<b>\$ 130,750</b>
<i>Operations &amp; Maintenance</i>					
Playground Lease	\$ 50,000	\$ -	\$ -	\$ -	\$ 36,500
Security	\$ -	\$ -	\$ -	\$ -	\$ 34,000
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 150,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 220,500</b>
<b>Total Expenditures</b>	<b>\$ 430,750</b>	<b>\$ 74,033</b>	<b>\$ 50,998</b>	<b>\$ 125,031</b>	<b>\$ 351,250</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 10,374</b>	<b>\$ (10,374)</b>	<b>\$ -</b>	<b>\$ -</b>

# Hamilton Bluff

## Community Development District

### Proposed Budget

#### General Fund

Description	Adopted Budget FY2024	Actuals Thru 03/31/24	Projected Next 6 Months	Projected Thru 09/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ 672,749	\$ 672,749	\$ 1,330,790
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ -	\$ -	\$ -	\$ 672,749
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 672,749</b>	<b>\$ 672,749</b>	<b>\$ 2,003,539</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 672,749
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 533,458
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,476,207</b>
<b>Other Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ 1,330,790	\$ 1,330,790	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,330,790</b>	<b>\$ 1,330,790</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,003,539</b>	<b>\$ 2,003,539</b>	<b>\$ 527,332</b>

Interest - 11/1 \$ 527,112.50

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

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

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/24	\$ 19,165,000.00	\$ -	\$ 672,749.18	\$ 672,749.18
05/01/25	\$ 19,165,000.00	\$ 270,000.00	\$ 533,457.50	
11/01/25	\$ 18,895,000.00	\$ -	\$ 527,112.50	\$ 1,330,570.00
05/01/26	\$ 18,895,000.00	\$ 280,000.00	\$ 527,112.50	
11/01/26	\$ 18,615,000.00	\$ -	\$ 520,532.50	\$ 1,327,645.00
05/01/27	\$ 18,615,000.00	\$ 295,000.00	\$ 520,532.50	
11/01/27	\$ 18,320,000.00	\$ -	\$ 513,600.00	\$ 1,329,132.50
05/01/28	\$ 18,320,000.00	\$ 310,000.00	\$ 513,600.00	
11/01/28	\$ 18,010,000.00	\$ -	\$ 506,315.00	\$ 1,329,915.00
05/01/29	\$ 18,010,000.00	\$ 325,000.00	\$ 506,315.00	
11/01/29	\$ 17,685,000.00	\$ -	\$ 498,677.50	\$ 1,329,992.50
05/01/30	\$ 17,685,000.00	\$ 340,000.00	\$ 498,677.50	
11/01/30	\$ 17,345,000.00	\$ -	\$ 490,687.50	\$ 1,329,365.00
05/01/31	\$ 17,345,000.00	\$ 355,000.00	\$ 490,687.50	
11/01/31	\$ 16,990,000.00	\$ -	\$ 482,345.00	\$ 1,328,032.50
05/01/32	\$ 16,990,000.00	\$ 375,000.00	\$ 482,345.00	
11/01/32	\$ 16,615,000.00	\$ -	\$ 472,032.50	\$ 1,329,377.50
05/01/33	\$ 16,615,000.00	\$ 395,000.00	\$ 472,032.50	
11/01/33	\$ 16,220,000.00	\$ -	\$ 461,170.00	\$ 1,328,202.50
05/01/34	\$ 16,220,000.00	\$ 420,000.00	\$ 461,170.00	
11/01/34	\$ 15,800,000.00	\$ -	\$ 449,620.00	\$ 1,330,790.00
05/01/35	\$ 15,800,000.00	\$ 440,000.00	\$ 449,620.00	
11/01/35	\$ 15,360,000.00	\$ -	\$ 437,520.00	\$ 1,327,140.00
05/01/36	\$ 15,360,000.00	\$ 465,000.00	\$ 437,520.00	
11/01/36	\$ 14,895,000.00	\$ -	\$ 424,732.50	\$ 1,327,252.50
05/01/37	\$ 14,895,000.00	\$ 490,000.00	\$ 424,732.50	
11/01/37	\$ 14,405,000.00	\$ -	\$ 411,257.50	\$ 1,325,990.00
05/01/38	\$ 14,405,000.00	\$ 520,000.00	\$ 411,257.50	
11/01/38	\$ 13,885,000.00	\$ -	\$ 396,957.50	\$ 1,328,215.00
05/01/39	\$ 13,885,000.00	\$ 550,000.00	\$ 396,957.50	
11/01/39	\$ 13,335,000.00	\$ -	\$ 381,832.50	\$ 1,328,790.00
05/01/40	\$ 13,335,000.00	\$ 580,000.00	\$ 381,832.50	
11/01/40	\$ 12,755,000.00	\$ -	\$ 365,882.50	\$ 1,327,715.00
05/01/41	\$ 12,755,000.00	\$ 615,000.00	\$ 365,882.50	
11/01/41	\$ 10,805,000.00	\$ -	\$ 348,970.00	\$ 1,329,852.50
05/01/42	\$ 10,080,000.00	\$ 650,000.00	\$ 348,970.00	
11/01/42	\$ 10,080,000.00	\$ -	\$ 331,095.00	\$ 1,330,065.00
05/01/43	\$ 10,080,000.00	\$ 685,000.00	\$ 331,095.00	
11/01/43	\$ 10,080,000.00	\$ -	\$ 312,257.50	\$ 1,328,352.50
05/01/44	\$ 10,080,000.00	\$ 725,000.00	\$ 312,257.50	
11/01/44	\$ 10,080,000.00	\$ -	\$ 292,320.00	\$ 1,329,577.50
05/01/45	\$ 10,080,000.00	\$ 765,000.00	\$ 292,320.00	

**Hamilton Bluff**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
11/01/45	\$ 9,315,000.00	\$ -	\$ 270,135.00	\$ 1,327,455.00
05/01/46	\$ 9,315,000.00	\$ 810,000.00	\$ 270,135.00	
11/01/46	\$ 8,505,000.00	\$ -	\$ 246,645.00	\$ 1,326,780.00
05/01/47	\$ 8,505,000.00	\$ 860,000.00	\$ 246,645.00	
11/01/47	\$ 7,645,000.00	\$ -	\$ 221,705.00	\$ 1,328,350.00
05/01/48	\$ 7,645,000.00	\$ 910,000.00	\$ 221,705.00	
11/01/48	\$ 6,735,000.00	\$ -	\$ 195,315.00	\$ 1,327,020.00
05/01/49	\$ 6,735,000.00	\$ 965,000.00	\$ 195,315.00	
11/01/49	\$ 5,770,000.00	\$ -	\$ 167,330.00	\$ 1,327,645.00
05/01/50	\$ 5,770,000.00	\$ 1,025,000.00	\$ 167,330.00	
11/01/50	\$ 4,745,000.00	\$ -	\$ 137,605.00	\$ 1,329,935.00
05/01/51	\$ 3,660,000.00	\$ 1,085,000.00	\$ 137,605.00	
11/01/51	\$ 3,660,000.00	\$ -	\$ 106,140.00	\$ 1,328,745.00
05/01/52	\$ 2,510,000.00	\$ 1,150,000.00	\$ 106,140.00	
11/01/52	\$ 2,510,000.00	\$ -	\$ 72,790.00	\$ 1,328,930.00
05/01/53	\$ 1,290,000.00	\$ 1,220,000.00	\$ 72,790.00	
11/01/53	\$ 1,290,000.00	\$ -	\$ 37,410.00	\$ 1,330,200.00
05/01/54	\$ -	\$ 1,290,000.00	\$ 37,410.00	\$ 1,327,410.00
		<b>\$ 19,165,000.00</b>	<b>\$ 21,366,191.68</b>	<b>\$ 40,531,191.68</b>