

Hamilton Bluff
Community Development District

Proposed Budget
FY2026



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Hamilton Bluff

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ 555,750	\$ 84,479	\$ 311,017	\$ 395,496	\$ 648,637
Boundary Amendment Contributions	\$ -	\$ 34,515	\$ -	\$ 34,515	\$ -
Lot Closings	\$ -	\$ 160,254	\$ -	\$ 160,254	\$ -
Total Revenues	\$ 555,750	\$ 279,249	\$ 311,017	\$ 590,265	\$ 648,637
Expenditures					
<i><u>General & Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expenditures	\$ -	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 10,000	\$ 2,298	\$ 5,000	\$ 7,298	\$ 10,000
Attorney	\$ 25,000	\$ 13,102	\$ 12,500	\$ 25,602	\$ 25,000
Annual Audit	\$ 2,950	\$ -	\$ 3,000	\$ 3,000	\$ 3,150
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,150
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,500	\$ 7,500	\$ 5,150
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 4,050	\$ -	\$ 4,050	\$ 4,050	\$ 4,500
Management Fees	\$ 38,000	\$ 19,000	\$ 19,000	\$ 38,000	\$ 39,140
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 458	\$ 500	\$ 958	\$ 1,000
Insurance	\$ 6,000	\$ 5,408	\$ -	\$ 5,408	\$ 7,434
Copies	\$ 500	\$ 15	\$ 250	\$ 265	\$ 500
Legal Advertising	\$ 10,000	\$ 15,595	\$ -	\$ 15,595	\$ 5,000
Boundary Amendment Expenses	\$ -	\$ 27,858	\$ -	\$ 27,858	\$ -
Other Current Charges	\$ 6,850	\$ 491	\$ 654	\$ 1,145	\$ 2,000
Property Taxes	\$ -	\$ 6,657	\$ -	\$ 6,657	\$ -
Office Supplies	\$ 625	\$ 6	\$ 313	\$ 318	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 130,750	\$ 97,637	\$ 56,251	\$ 153,888	\$ 127,937
<i><u>Operations & Maintenance</u></i>					
<i><u>Field Expenditures</u></i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Field Contingency	\$ 200,000	\$ -	\$ -	\$ -	\$ 7,500
First Quarter Operating Reserve	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures	\$ 275,000	\$ -	\$ -	\$ -	\$ 294,500

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General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u><i>Amenity Expenditures</i></u>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 14,500
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Playground Lease	\$ 100,000	\$ -	\$ -	\$ -	\$ 55,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 26,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Total Amenity Expenditures	\$ 100,000	\$ -	\$ -	\$ -	\$ 176,200
<u><i>Other Expenditures</i></u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Operations & Maintenance:	\$ 375,000	\$ -	\$ -	\$ -	\$ 520,700
Total Expenditures	\$ 505,750	\$ 97,637	\$ 56,251	\$ 153,888	\$ 648,637
Excess Revenues/(Expenditures)	\$ 50,000	\$ 181,612	\$ 254,766	\$ 436,378	\$ -

Net Assessments	\$648,637
Add: Discounts & Collections 7%	\$48,822
Gross Assessments	<u>\$697,459</u>

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 & 2	770	1.00	770.00	\$552,601.26	\$717.66	\$771.68
Unplatted - Phase 3	451	0.06	26.04	\$18,685.03	\$41.43	\$44.55
Unplatted - Overlook	1,657	0.06	95.66	\$68,649.86	\$41.43	\$44.55
Unplatted - Brook Hollow	210	0.06	12.12	\$8,700.34	\$41.43	\$44.55
3088			903.82	\$648,636.50		

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General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2024 bond issuance and anticipates this cost with future bond issuances.

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Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This service is contracted with Governmental Management Services – Central FL LLC for its current Series 2024 bond issuance and anticipated bond issuances.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2024 bond and anticipated issuances with US Bank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services–Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services–Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District’s general liability and public official’s liability insurance coverages with Florida Insurance Alliance.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

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Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

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Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playground installed in the community.

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

Represents estimated cost for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities.

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Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Holiday Décor

Represents the estimated cost of adding holiday décor to the District's entry monuments.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

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Proposed Budget

Series 2024 Debt Service Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 1,330,790	\$ 331,135	\$ 388,003	\$ 719,137	\$ 1,330,790
Assessments- Lot Closings	\$ -	\$ 611,653	\$ -	\$ 611,653	\$ -
Interest	\$ -	\$ 38,263	\$ 19,131	\$ 57,394	\$ 28,697
Carry Forward Surplus ⁽¹⁾	\$ 691,675	\$ 675,311	\$ -	\$ 675,311	\$ 538,343
Total Revenues	\$ 2,022,465	\$ 1,656,361	\$ 407,134	\$ 2,063,495	\$ 1,897,830
Expenditures					
Interest - 11/1	\$ 672,749	\$ 672,749	\$ -	\$ 672,749	\$ 527,113
Principal - 5/1	\$ 270,000	\$ -	\$ 270,000	\$ 270,000	\$ 280,000
Interest - 5/1	\$ 533,458	\$ -	\$ 533,458	\$ 533,458	\$ 527,113
Total Expenditures	\$ 1,476,207	\$ 672,749	\$ 803,458	\$ 1,476,207	\$ 1,334,225
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (29,815)	\$ (19,131)	\$ (48,946)	\$ -
Total Other Sources/(Uses)	\$ -	\$ (29,815)	\$ (19,131)	\$ (48,946)	\$ -
Excess Revenues/(Expenditures)	\$ 546,258	\$ 953,797	\$ (415,455)	\$ 538,343	\$ 563,605

Interest - 11/1 \$ 520,532.50

⁽¹⁾ 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
Total	770	\$1,330,790		

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Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
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	
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	

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

Date	Balance	Prinicpal	Interest	Total
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
		\$ 18,895,000.00	\$ 20,159,985.00	\$ 39,858,442.50