Hamilton Bluff

Community Development District

Amended Budget

FY2026

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Hamilton Bluff

Community Development District

General Fund

Amended Budget

	Adopted Budget	Increase/ (Decrease)	Amended Budget	Actual 9/30/26
Revenues:				
Assessments - On Roll	$ 520,770	$ 1,613	$ 522,384	$ 522,384
Assessments - Direct	$ 96,038	$ 0	$ 96,038	$ 96,038
Boundary Amendment Contributions	$ -	$ 65	$ 65	$ 65
Interest	$ -	$ 19,726	$ 19,726	$ 19,726
Lease Proceeds	$ -	$ 225,285	$ 225,285	$ 225,285
Miscellaneous Revenue	$ -	$ 98,584	$ 98,584	$ 98,584
Total Revenues	**$ 616,809**	**$ 345,273**	**$ 962,082**	**$ 962,082**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 6,069
Employer FICA Expense	$ 918	$ -	$ 918	$ 413
Engineering	$ 10,000	$ -	$ 10,000	$ 6,665
Attorney	$ 25,000	$ -	$ 25,000	$ 16,980
Annual Audit	$ 3,150	$ -	$ 3,150	$ 3,150
Assessment Administration	$ 5,150	$ -	$ 5,150	$ 5,150
Arbitrage	$ 450	$ 450	$ 900	$ 900
Dissemination	$ 5,150	$ -	$ 5,150	$ 5,150
Disclosure Software	$ 2,500	$ -	$ 2,500	$ 2,500
Trustee Fees	$ 4,500	$ 2,032	$ 6,532	$ 6,532
Management Fees	$ 39,140	$ -	$ 39,140	$ 39,140
Information Technology	$ 1,947	$ -	$ 1,947	$ 1,947
Website Maintenance	$ 1,298	$ -	$ 1,298	$ 1,298
Postage & Delivery	$ 1,000	$ -	$ 1,000	$ 712
Insurance	$ 7,434	$ (1,832)	$ 5,602	$ 5,602
Copies	$ 500	$ -	$ 500	$ 92
Legal Advertising	$ 5,000	$ -	$ 5,000	$ 2,122
Boundary Amendment Expenses	$ -	$ 218	$ 218	$ 218
Other Current Charges	$ 2,000	$ -	$ 2,000	$ 626
Office Supplies	$ 625	$ -	$ 625	$ 21
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 127,937**	**$ 868**	**$ 128,804**	**$ 105,462**

Hamilton Bluff

Community Development District

General Fund

Amended Budget

	Adopted Budget	Increase/ (Decrease)	Amended Budget	Actual 9/30/26
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 13,500	$ (11,520)	$ 1,980	$ 1,980
Field Management	$ 15,000	$ -	$ 15,000	$ 15,000
Landscape Maintenance	$ 179,072	$ 10,928	$ 190,000	$ 188,228
Landscape Replacement	$ 12,000	$ 18,000	$ 30,000	$ 24,246
Pond Maintenance	$ 14,400	$ -	$ 14,400	$ 14,400
Streetlighting	$ 55,000	$ -	$ 55,000	$ 43,788
Electric	$ 1,500	$ 5,500	$ 7,000	$ 6,660
Water & Sewer	$ 35,000	$ (15,384)	$ 19,616	$ -
Irrigation Repairs	$ 7,500	$ -	$ 7,500	$ 3,056
General Repairs & Maintenance	$ 12,500	$ -	$ 12,500	$ 3,038
Holiday Décor	$ 7,500	$ -	$ 7,500	$ 7,450
Field Contingency	$ 7,500	$ -	$ 7,500	$ 1,870
Total Field Expenditures	**$ 360,472**	**$ 7,524**	**$ 367,996**	**$ 309,717**
Amenity Expenditures				
Amenity - Electric	$ 10,875	$ (5,438)	$ 5,438	$ -
Amenity - Water	$ 4,125	$ (2,063)	$ 2,063	$ -
Playground Lease	$ 41,250	$ 155,171	$ 196,421	$ 196,421
Internet	$ 1,200	$ (600)	$ 600	$ -
Pest Control	$ 825	$ (413)	$ 413	$ -
Janitorial Service	$ 10,125	$ (5,063)	$ 5,063	$ 1,663
Amenity Management	$ 7,500	$ (3,750)	$ 3,750	$ 13
Security Services	$ 18,000	$ (9,000)	$ 9,000	$ -
Pool Maintenance	$ 19,500	$ (9,750)	$ 9,750	$ -
Amenity Repairs & Maintenance	$ 7,500	$ (3,750)	$ 3,750	$ -
Contingency	$ 7,500	$ (3,750)	$ 3,750	$ -
Capital Outlay	$ -	$ 225,285	$ 225,285	$ 225,285
Total Amenity Expenditures	**$ 128,400**	**$ 336,881**	**$ 465,281**	**$ 423,383**
Total Operations & Maintenance	**$ 488,872**	**$ 344,405**	**$ 833,277**	**$ 733,099**
Total Expenditures	**$ 616,809**	**$ 345,273**	**$ 962,081**	**$ 838,562**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ -	$ 123,520