

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2015  
ADOPTED SEPTEMBER 10, 2014**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenue and Expenditures	Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/2014		
<b>REVENUES</b>					
Assessment levy - gross	\$ 466,549				\$ 490,945
Allowable discounts (4%)	(18,662)				(19,638)
Assessment levy - net	447,887	\$ 409,947	\$ 37,940	\$ 447,887	471,307
Fair-share agreement	46,302	46,657	16,643	63,300	46,302
Interest	1,500	1,145	1,145	2,290	1,500
Total revenues	495,689	457,749	55,728	513,477	519,109
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors fee & FICA tax	7,536	3,230	4,306	7,536	7,536
Management/recording/accounting	39,500	19,750	19,750	39,500	40,290
Legal	15,000	8,796	6,204	15,000	15,000
Engineering	5,000	1,487	3,513	5,000	5,000
Audit	6,300	6,100	-	6,100	6,300
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	568	182	750	750
Legal advertising	2,000	2,779	1,500	4,279	2,500
Office supplies	250	647	200	847	250
Other current charges	750	109	641	750	750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,665	-	5,665	5,750
Dissemination agent	-	1,000	-	1,000	1,000
Total professional & administrative	84,011	50,306	37,546	87,852	86,551

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenue and Expenditures	Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/2014		
<b>Field operations</b>					
Telephone	1,350	991	359	1,350	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	86,572	42,025	42,025	84,050	85,731
Turf replacement (\$0.90/sq. foot)	2,000	-	2,000	2,000	2,000
Mulch	14,250	-	14,250	14,250	14,250
Insect, weed, fertilization	42,750	21,375	21,375	42,750	43,605
Annuals removal, replacement, installation	5,000	3,613	1,887	5,500	6,000
Tree pruning	17,500	17,500	-	17,500	17,500
Irrigation system maintenance	12,600	5,250	7,350	12,600	12,600
Irrigation repairs	5,000	3,492	2,508	6,000	6,000
Turn lane project	20,000	-	20,000	20,000	10,000
Catch basin inspection and cleanout	-	14,010	-	14,010	15,000
Briar Bay & Jog Road:					
Discussed expansion of landscape maintenance program	20,000	-	-	-	-
Briar Bay common area: landscape enhancements	12,500	-	-	-	-
Jog Road: median landscape enhancements	20,000	10,543	9,457	20,000	-
Capital outlay	-	112,600	-	112,600	53,000
Landscape replacement	25,000	-	25,000	25,000	25,000
Preventative maintenance: pump station	8,050	1,300	6,750	8,050	8,050
Repair/maintenance: pump station	4,000	1,020	2,980	4,000	4,000
Lake maintenance	21,600	10,800	10,800	21,600	22,032
Fountain maintenance	18,020	4,145	13,875	18,020	18,020
Holiday landscape lighting	6,000	2,769	3,231	6,000	6,000
Contingency	21,680	7,448	14,232	21,680	21,680
Utilities	62,000	26,963	35,037	62,000	62,000
Pump station/equipment insurance	-	1,934	-	1,934	2,000
Total field operations	<u>425,872</u>	<u>287,778</u>	<u>233,116</u>	<u>520,894</u>	<u>436,508</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenue and Expenditures	Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/2014		
<b>Other fees and charges</b>					
Property appraiser	1,141	-	1,141	1,141	1,141
Tax collector	4,665	4,073	592	4,665	4,909
Total other fees and charges	5,806	4,073	1,733	5,806	6,050
Total expenditures	515,689	342,157	272,395	614,552	529,109
Excess/(deficiency) of revenues over/(under) expenditures	(20,000)	115,592	(216,667)	(101,075)	(10,000)
Fund balance - beginning (unaudited)	755,242	881,114	996,706	881,114	780,039
Fund balance - ending (projected)					
Assigned					
3 months working capital	123,922	123,922	123,922	122,505	132,277
Sound barriers	50,000	50,000	50,000	50,000	50,000
Stormwater pump station	100,000	100,000	100,000	100,000	100,000
Culvert repair/replacement	50,000	50,000	50,000	50,000	50,000
Disaster recovery	200,000	200,000	200,000	150,000	200,000
Unassigned	211,320	472,784	256,117	307,534	237,762
Fund balance - ending (projected)	<u>\$ 735,242</u>	<u>\$ 996,706</u>	<u>\$ 780,039</u>	<u>\$ 780,039</u>	<u>\$ 770,039</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors fee & FICA tax	\$ 7,536
<p>Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates holding up to seven meetings and all five Board Members receiving fees.</p>	
Management/recording/accounting	40,290
<p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community.</p>	
Legal	15,000
<p>Hopping Green &amp; Sams ("HGS"), provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments. For matters relating to monthly board meetings and pursuant to the fee agreement dated January 31, 2012, HGS will charge the District the lesser of its standard hourly rate for the hours performing such work or a fee of \$1,600 per meeting, plus direct out-of-pocket expenses for travel costs, telephone, postage, and photocopying. HGS will also attend at least one meeting each year for which no travel time will be charged.</p>	
Engineering	5,000
<p>AECOM Technical Services provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,300
<p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	2,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Office supplies	250
<p>Accounting and administrative supplies.</p>	
Other current charges	750
<p>Miscellaneous charges.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Insurance	5,750
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 per occurrence for general liability (\$2,000,000 general aggregate) and \$1,000,000 per occurrence for public officials liability (\$1,000,000 general aggregate).</p>	
Dissemination agent	1,000
<b>Field operations</b>	
Telephone	2,040
<p>Service provided by AT&amp;T for account number 561 681-0720 001 0458, which relates to the stormwater pump station.</p>	
Landscape maintenance	
<p>The District entered into a one year agreement effective October 1, 2014 with King's Management Services, Inc. The agreement may be extended for 12-month periods upon mutual consent of both parties, but in no case shall be extended more than 24 months. Please note, should storm damage remediation be required, the work will be performed at the following rates: debris removal at a rate of \$25/man-hour, straighten and re-erect trees at a rate of \$50/tree, and irrigation repairs at a rate of \$55/man-hour. The following outlines the landscape maintenance services to be provided by the contractor for fiscal year 2015.</p>	
Mowing, edging, pruning & weed control	85,731
<p>Turf, shrubbery &amp; palm maintenance including mowing, edging, pruning &amp; weed control</p>	
Turf replacement \$0.90/square foot	2,000
Mulch	14,250
Insect, weed, fertilization	
<p>Turf, shrubbery, palm trees, ground cover and flowers</p>	
Annuals removal, replacement and installation (including topsoil)	6,000
<p>4" annuals, 3x/year at \$1.85 per annual (there are approximately 900 annuals), \$1,400 additional has been included (totaling \$5,000) in this line item should the Board wish to expand the annuals planting program currently contemplated.</p>	
Tree pruning	17,500
Irrigation system maintenance	12,600
<p>F&amp;S Enterprises, Inc. provides irrigation services to the District once per month at a rate of \$1,050.</p>	
Irrigation repairs	6,000
Catch basin inspection and cleanout	15,000
Capital outlay:	53,000
<ul style="list-style-type: none"> <li>- Discussed expansion of landscape maintenance program</li> <li>- Briar Bay common area: landscape enhancements</li> <li>- Jog Road: median landscape enhancements</li> <li>- Other items to be determined by the Board</li> </ul>	
Landscape replacement	25,000
<p>Represents the replacement of landscaping throughout the District as needed from time to time.</p>	
Preventative maintenance: pump station	8,050
<p>This service is provided by South Florida Utilities, Inc. (D.B.A. Lift Station Services) and includes:</p> <ul style="list-style-type: none"> <li>- monthly generator inspections,</li> <li>- quarterly pump, wet well and discharge bay inspections</li> <li>- an annual pipe intake and discharge inspection</li> </ul>	

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Repair/maintenance: pump station 4,000  
Lake maintenance 22,032

The District originally entered into an agreement with Allstate Resource Management on July 31, 2003 for maintaining the District lakes. The agreement was last amended on January 21, 2008 and lake maintenance services are provided with a minimum of 48 visits per year with each lake visited and treated (if needed) every 2 weeks. The current level of lake maintenance service is provided at a rate of \$1,800 per month (\$21,600 annually).

Fountain maintenance 18,020

The District entered into an agreement with Allstate Resource Management, Inc. for quarterly preventative maintenance services for the 10 District fountains at a rate of \$895/quarter (\$3,580 annually). Pursuant to the agreement, additional repairs and services shall be billed at a rate of \$75, plus the cost of materials. \$150 minimum if a diver is required. An additional \$14,440 is included in the budget for repairs and electrical issues to the individual fountain units.

Holiday landscape lighting 6,000

This covers the cost of holiday landscape lighting.

Utilities 62,000

Electricity for common areas of the District is provided by Florida Power & Light. Below are the District's account numbers and service addresses.

Account Number	Service Address
31009-63366	6261 Hammock Park Rd. #Fountain
38117-48171	3691 Hamilton Key #Fountain
54811-00112	N Jog Rd. #E/O-1MI N/O Okee @ Pleasant Rd.
77982-33065	3696 Hamilton Key # Pump
31921-53512	3901 Hamilton Key Lake #1
34938-11511	3370 Celebration Blvd. Lake #6
52844-10445	3001 Celebration Blvd. #Pump
53794-76400	3301 Bollard Rd. Lake #9
54953-44409	3411 Briar Bay Blvd. Lake #4
56036-75405	3150 Celebration Blvd. Lake #8
74421-67404	3151 Celebration Blvd. Lake #7
75372-38318	3690 Hamilton Key Lake #2
90995-65237	3270 Celebration Blvd. # Pump
02941-07149	3690 North Jog Rd. # Pump 1 Hamal

Pump station/equipment insurance 2,000

Contingency 21,680

This category is for unexpected, non-budgeted expenditures that the District may incur

Property appraiser 1,141

The property appraiser's fees are \$150.00 plus \$.75 per parcel.

Tax collector 4,909

The tax collector's fees are 1% of the on-roll assessment.

Total expenditures \$ 529,109



**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2006  
FISCAL YEAR 2015**

	Fiscal Year 2014			Total Revenue and Expenditures	Proposed Budget FY 2015
	Adopted Budget FY 2014	Actual through 3/31/14	Projected through 9/30/2014		
<b>REVENUE</b>					
Assessment levy - gross	\$ 872,882				\$ 873,934
Allowable discounts (4%)	(34,915)				(34,957)
Assessment levy - net	837,967	\$ 767,127	\$ 70,840	\$ 837,967	838,977
Interest	-	48	-	48	-
Total revenue	837,967	767,175	70,840	838,015	838,977
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	350,000	-	350,000	350,000	365,000
Interest 11/1	239,619	239,619	-	239,619	232,619
Interest 5/1	239,619	-	239,619	239,619	232,619
Total debt service	829,238	239,619	589,619	829,238	830,238
<b>Other fees &amp; charges</b>					
Tax collector	8,729	7,621	708	8,329	8,739
Total other fees & charges	8,729	7,621	708	8,329	8,739
Total expenditures	837,967	247,240	590,327	837,567	838,977
Net increase/(decrease) in fund balance	-	519,935	(519,487)	448	-
Beginning fund balance (unaudited)	502,023	509,189	1,029,124	509,189	509,637
Ending fund balance (projected)	\$ 502,023	\$ 1,029,124	\$ 509,637	\$ 509,637	509,637
Use of fund balance:					
Interest expense - November 1, 2015					(225,091)
Projected fund balance surplus/(deficit) as of September 30, 2015					\$ 284,546

## Hamal

Community Development District

Special Assessment Refunding and Improvement Bonds, Series 2006

\$11,970,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2013	-	-	239,618.75	239,618.75
05/01/2014	350,000.00	4.000%	239,618.75	589,618.75
11/01/2014	-	-	232,618.75	232,618.75
05/01/2015	365,000.00	4.125%	232,618.75	597,618.75
11/01/2015	-	-	225,090.63	225,090.63
05/01/2016	380,000.00	4.250%	225,090.63	605,090.63
11/01/2016	-	-	217,015.63	217,015.63
05/01/2017	400,000.00	5.375%	217,015.63	617,015.63
11/01/2017	-	-	206,265.63	206,265.63
05/01/2018	420,000.00	5.375%	206,265.63	626,265.63
11/01/2018	-	-	194,978.13	194,978.13
05/01/2019	445,000.00	5.375%	194,978.13	639,978.13
11/01/2019	-	-	183,018.75	183,018.75
05/01/2020	470,000.00	5.375%	183,018.75	653,018.75
11/01/2020	-	-	170,387.50	170,387.50
05/01/2021	495,000.00	5.375%	170,387.50	665,387.50
11/01/2021	-	-	157,084.38	157,084.38
05/01/2022	525,000.00	5.375%	157,084.38	682,084.38
11/01/2022	-	-	142,975.00	142,975.00
05/01/2023	550,000.00	4.750%	142,975.00	692,975.00
11/01/2023	-	-	129,912.50	129,912.50
05/01/2024	575,000.00	4.750%	129,912.50	704,912.50
11/01/2024	-	-	116,256.25	116,256.25
05/01/2025	605,000.00	4.750%	116,256.25	721,256.25
11/01/2025	-	-	101,887.50	101,887.50
05/01/2026	635,000.00	4.750%	101,887.50	736,887.50
11/01/2026	-	-	86,806.25	86,806.25
05/01/2027	665,000.00	4.750%	86,806.25	751,806.25
11/01/2027	-	-	71,012.50	71,012.50
05/01/2028	695,000.00	4.750%	71,012.50	766,012.50
11/01/2028	-	-	54,506.25	54,506.25
05/01/2029	730,000.00	4.750%	54,506.25	784,506.25
11/01/2029	-	-	37,168.75	37,168.75
05/01/2030	765,000.00	4.750%	37,168.75	802,168.75
11/01/2030	-	-	19,000.00	19,000.00
05/01/2031	800,000.00	4.750%	19,000.00	819,000.00
<b>Total</b>	<b>\$9,870,000.00</b>	<b>-</b>	<b>\$5,171,206.30</b>	<b>\$15,041,206.30</b>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2015**

Product	Total Projected Units	Proposed FY 2015			FY 2014 Total Assessment
		Series 2006 Debt Service Assessment	O & M Assessment	Total Assessment	
Condos	288	\$ 473.73	\$ 302.70	\$ 776.44	\$ 760.82
Townhomes	331	520.51	302.70	823.21	807.54
SF 30' & 40'	309	805.14	432.44	1,237.58	1,215.12
SF 50'	229	805.14	432.44	1,237.58	1,215.12
SF 70'	164	805.14	432.44	1,237.58	1,215.12
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 2014 - Detail		
		Series 2006 Debt Service Assessment	O & M Assessment	Total Assessment
Condos	288	\$ 473.16	\$ 287.66	\$ 760.82
Townhomes	331	519.88	287.66	807.54
SF 30' & 40'	309	804.18	410.95	1,215.12
SF 50'	229	804.18	410.95	1,215.12
SF 70'	164	804.18	410.95	1,215.12
	<u>1,321</u>			

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE RESPONSIBILITY MAPS**

REVISIONS

ADDED ISP #4, RENUMBERED ISP'S.	6-17-0
UPDATED LAKE BANK CONDITION	11-20-



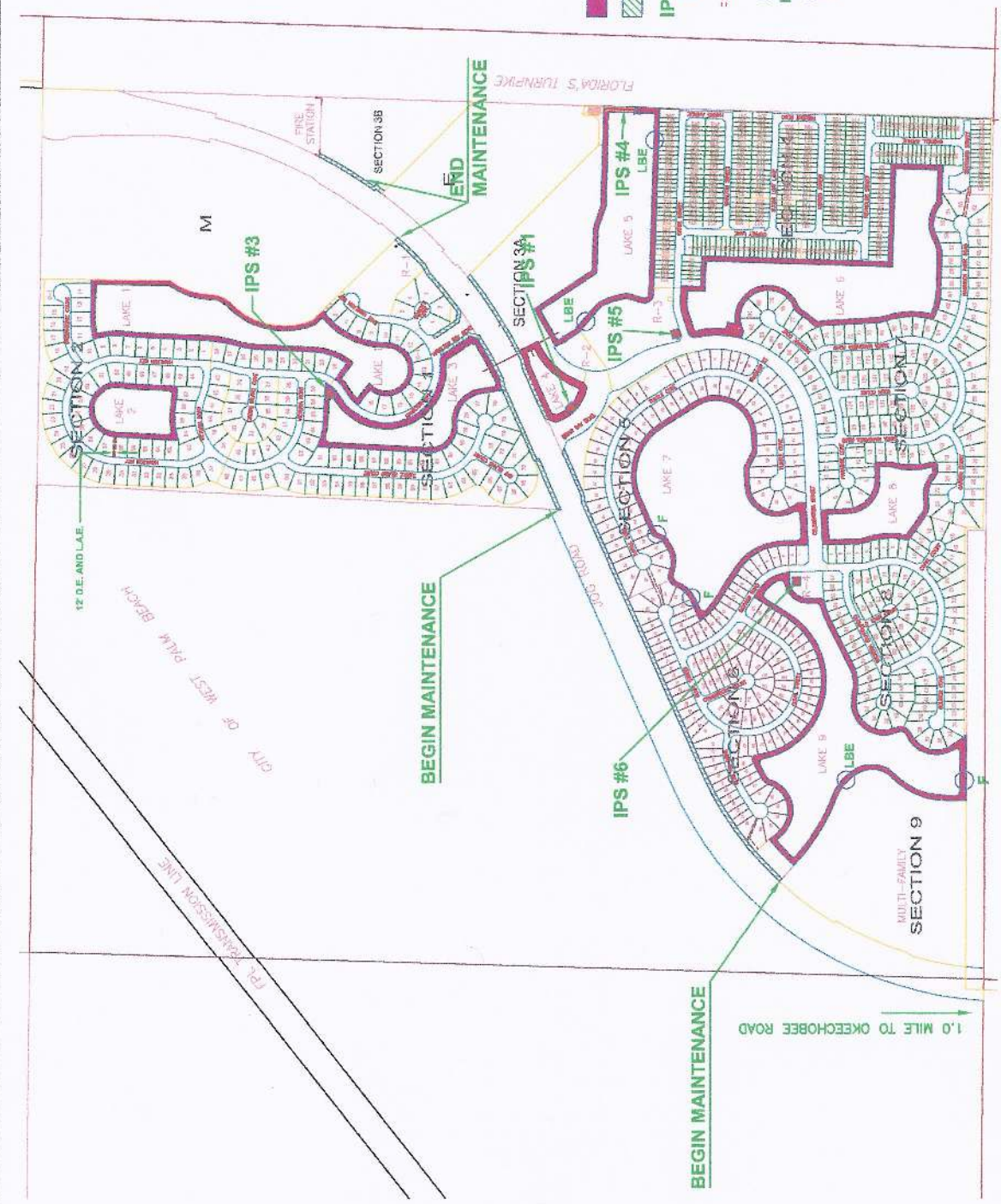
**LEGEND**

- LAKE BANK MAINTENANCE AREAS
- JOG ROAD MAINTENANCE AREAS
- IRRIGATION PUMP STATION AND NUMBER
- 12' DRAINAGE EASEMENT (D.E.) AT LAKE ACCESS EASEMENT (LAE)
- LAKE BANK EROSION
- FENCE ACROSS LAKE BANK

**NOTE:**  
LANDSCAPE MAINTENANCE OF THE MEDIANS ALONG JOG ROAD IS NOT INCLUDED.

**EXHIBIT 'A'**

**HAMAL COMMUNITY DEVELOPMENT DISTRICT**



**MAINTENANCE AREA PLAN**

SCALE: 1"=600'

**LBFH**  
INC.

CONSULTING CIVIL ENGINEERS,  
SURVEYORS & MAPPERS  
"Partners For Progress"  
"Prove By Design"

2050 Palm Beach Lakes Blvd., West Palm Beach, Florida  
33409  
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LBFH Inc.

**BRIAR BAY  
AREA TABLE**

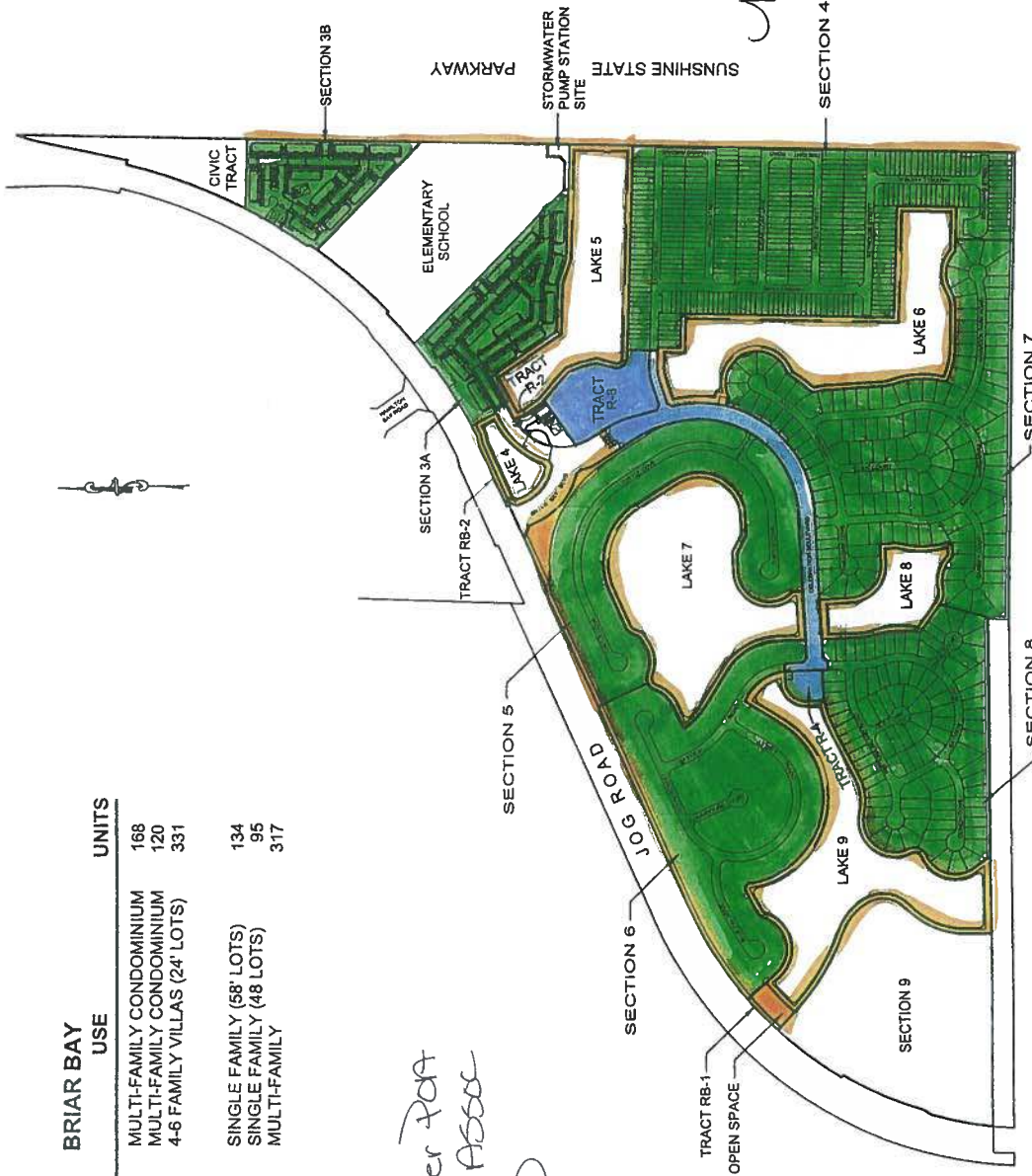
SECTION 3A	9.40 AC.
SECTION 3B	6.57 AC.
SECTION 4	30.02 AC.
SECTION 5	17.05 AC.
SECTION 6	21.70 AC.
SECTION 7	29.57 AC.
SECTION 8	18.41 AC.
SECTION 9	17.39 AC.
TRACT R-2	0.80 AC.
TRACT R-3	3.50 AC.
TRACT R-4	0.59 AC.
LAKE 4	1.87 AC.
LAKE 5	10.09 AC.
LAKE 6	14.16 AC.
LAKE 7	15.36 AC.
LAKE 8	4.27 AC.
LAKE 9	14.08 AC.
ELEMENTARY SCHOOL	14.99 AC.
SUNSET ST., EATON ST., CELEBRATION BLVD.	6.24 AC.
OPEN SPACE	0.47 AC.
TRACT RB-1 AND RB-2	0.29 AC.
PUMP STATION SITE	0.27 AC.
CIVIC TRACT	3.75 AC.
<b>TOTAL</b>	<b>240.84 AC.</b>

SECTION	USE	UNITS
SECTION 3A	MULTI-FAMILY CONDOMINIUM	168
SECTION 3B	MULTI-FAMILY CONDOMINIUM	120
SECTION 4	4-6 FAMILY VILLAS (24' LOTS)	331
SECTION 5		
SECTION 6		
SECTION 7	SINGLE FAMILY (58' LOTS)	134
SECTION 8	SINGLE FAMILY (48 LOTS)	95
SECTION 9	MULTI-FAMILY	317
<b>TOTAL</b>		

Master PDA  
Sub Assoc  
CDD

*Landscape & Irrigation  
Maintenance Responsibility*

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THE RIGHT TO MAKE REVISIONS WITHOUT NOTICE.



**ARLAND**  
COMMUNITY DEVELOPMENT

MAY 11, 2001  
BRIAROVALL DWG

<b>BRIAR BAY WEST PALM BEACH, FLORIDA</b>	SHEET	1
	OF	1
<b>MASTER LAYOUT</b>		



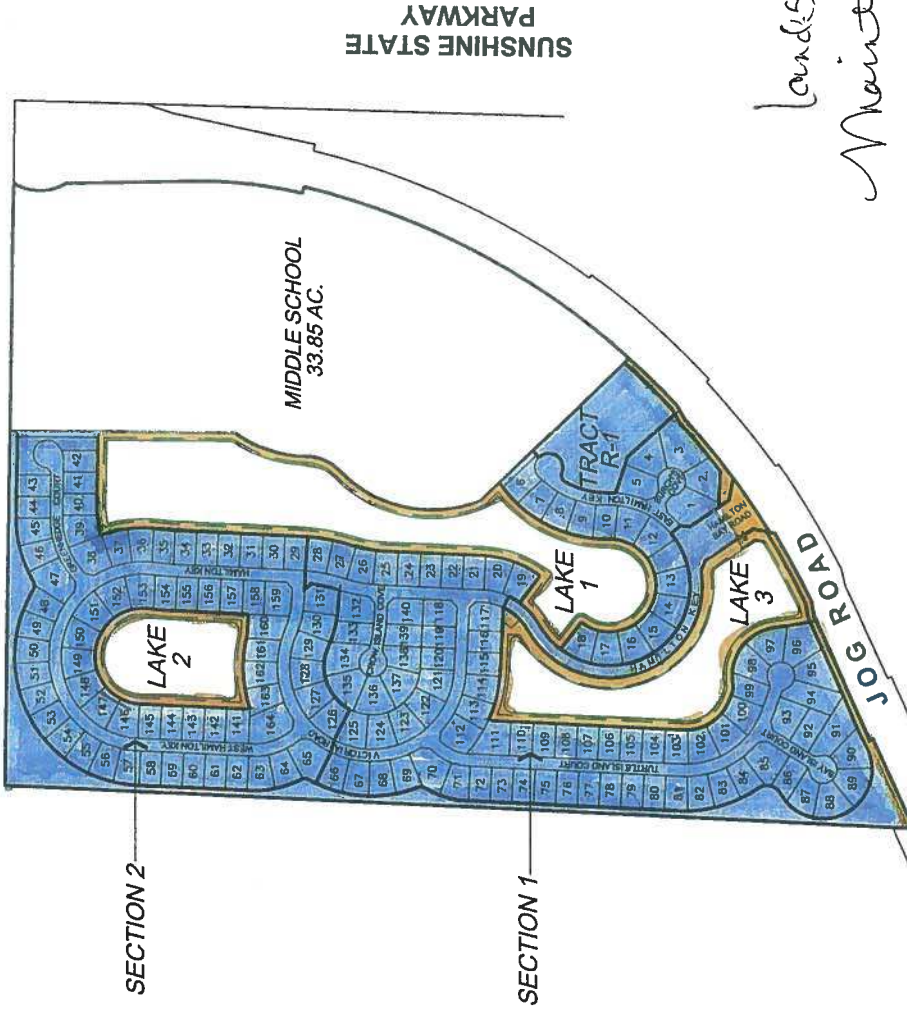


AREA TABLE

SECTION 1	24.90 AC.
SECTION 2	16.65 AC.
MIDDLE SCHOOL	33.85 AC.
TRACT R-1	2.18 AC.
LAKE 1	10.56 AC.
LAKE 2	3.21 AC.
LAKE 3	6.06 AC.
HAMILTON KEY & HAMILTON BAY ROAD BUFFER	1.87 AC. 4.76 AC.
TOTAL	103.84 AC.

SECTION 1	97 - SINGLE FAMILY (70' LOTS)
SECTION 2	67 - SINGLE FAMILY (70' LOTS)
TOTAL LOTS	164

*landscapes & budget in  
Maintenance Responsibility*



ARLAND PROPERTY DEVELOPMENT	HAMILTON BAY WEST PALM BEACH, FLORIDA	SHEET 1 OF 1
	MASTER PLAN	
MAY 17, 2001 HAMOV.DWG		

*Newer FOA  
CDD*

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