

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2018
PREPARED APRIL 12, 2017**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-6
Debt Service Fund Budget - Series 2006A	7
Debt Service Schedule - Series 2017	8
Amortization Schedule - Series 2017	9
Assessment Comparison	10
Maintenance Responsibility Maps	11 - 20

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue and Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
REVENUES					
Assessment levy - gross	\$ 504,357				\$ 506,730
Allowable discounts (4%)	(20,174)				(20,269)
Assessment levy - net	484,183	\$ 447,714	\$ 36,469	\$ 484,183	486,461
Fair-share agreement	46,302	-	46,302	46,302	46,302
Interest	1,500	757	757	1,514	1,500
Total revenues	531,985	448,471	83,528	531,999	534,263
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	2,799	4,737	7,536	7,536
Management/recording/accounting	41,507	20,753	20,754	41,507	42,337
Trustee	4,350	-	4,350	4,350	4,350
Legal	15,000	3,447	11,553	15,000	15,000
Engineering	5,000	536	4,464	5,000	5,000
Audit	6,684	6,684	-	6,684	6,984
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Website	600	-	600	600	600
Postage	750	55	695	750	750
Legal advertising	2,500	244	2,256	2,500	2,500
Office supplies	250	179	71	250	250
Other current charges	750	25	725	750	750
Annual special district fee	175	175	-	175	175
Insurance	6,400	5,880	-	5,880	6,400
FASD annual dues	-	750	-	750	1,125
Pump station/equipment insurance	2,900	2,691	209	2,900	2,900
Dissemination agent	1,000	-	1,000	1,000	1,000
Total professional & administrative	96,652	44,218	52,664	96,882	98,907

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue and Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
Field operations					
Telephone	2,040	993	1,047	2,040	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	85,731	42,868	42,863	85,731	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	43,605	21,800	21,805	43,605	43,605
Annuals removal, replacement, installation	11,000	1,388	9,612	11,000	11,000
Tree pruning	25,750	1,225	24,525	25,750	25,750
Irrigation system maintenance	7,260	4,755	2,505	7,260	7,260
Irrigation repairs	10,000	5,856	4,144	10,000	10,000
Catch basin inspection and cleanout	15,000	-	15,000	15,000	15,000
Capital outlay	47,500	-	47,500	47,500	47,500
Landscape replacement	20,000	975	19,025	20,000	20,000
Preventative maintenance: pump station	11,100	1,550	9,550	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	22,032	10,800	11,232	22,032	22,032
Fountain maintenance	18,020	5,505	12,515	18,020	18,020
Holiday landscape lighting	9,000	2,260	6,740	9,000	9,000
Contingency	16,830	-	16,830	16,830	16,830
Utilities	62,000	28,971	33,029	62,000	62,000
Total field operations	<u>427,118</u>	<u>128,946</u>	<u>298,172</u>	<u>427,118</u>	<u>427,118</u>

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue and Expenditures	Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017		
Other fees and charges					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	-	2,030
Tax collector	5,044	4,477	567	5,044	5,067
Total other fees and charges	<u>8,215</u>	<u>6,507</u>	<u>1,708</u>	<u>6,185</u>	<u>8,238</u>
Total expenditures	<u>531,985</u>	<u>179,671</u>	<u>352,544</u>	<u>530,185</u>	<u>534,263</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	268,800	(269,016)	1,814	-
Fund balance - beginning (unaudited)	965,955	1,093,525	1,362,325	1,093,525	1,095,339
Fund balance - ending (projected)					
Nonspendable					
Disaster					
Prepaid expenditures and deposits	50	50	-	-	-
Assigned					
3 months working capital	132,996	132,996	132,277	132,277	133,566
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	200,000	200,000
Unassigned	432,959	829,279	561,032	563,062	561,773
Fund balance - ending (projected)	<u>\$ 965,955</u>	<u>\$ 1,362,325</u>	<u>\$ 1,093,309</u>	<u>\$ 1,095,339</u>	<u>\$ 1,095,339</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	42,337
<p>Wrathell, Hunt and Associates, LLC 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. Effective October 1, 2016</p>	
Trustee	4,350
Legal	15,000
<p>Hopping Green & 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 Effective October 1, 2016, 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>Giangrande Engineering 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. Effective October 1, 2016</p>	
Audit	6,984
<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 necessary to calculate the arbitrage rebate liability. Grau and Associates conducts the annual arbitrage rebate calculation for the District.</p>	
Website	600
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>	

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

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,400
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).	
FASD annual dues	1,125
Pump station/equipment insurance	2,900
Dissemination agent	1,000
Field operations	
Telephone	2,040
Service provided by AT&T for account number 561 681-0720 001 0458, which relates to the stormwater pump station.	
Landscape maintenance	
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 2016.	
Mowing, edging, pruning & weed control	85,731
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement \$0.90/square foot	2,000
Mulch	14,250
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	43,605
Annuals removal, replacement and installation (including topsoil)	11,000
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.	
Tree pruning	25,750
Irrigation system maintenance	7,260
Kings Management provides irrigation repair services to the District at a cost of \$55/man hour. Does not include the cost of materials, which will be billed separately.	
Irrigation repairs	10,000
Catch basin inspection and cleanout	15,000
Capital outlay:	47,500
- Discussed expansion of landscape maintenance program	
- Briar Bay common area: landscape enhancements	
- Jog Road: median landscape enhancements	
- Other items to be determined by the Board	
Landscape replacement	20,000
Landscaping repairs and replacement throughout the District as needed.	

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

EXPENDITURES (continued)

Preventative maintenance: pump station	11,100
<p>The District originally entered into an agreement with South Florida Utilities, Inc. (D.B.A. Lift Station Services) effective October 1, 2016 and includes:</p> <ul style="list-style-type: none"> - monthly generator inspections (\$1500) - quarterly pump, wet well and discharge bay inspections (\$9600) - an annual pipe intake and discharge inspection 	
Repair/maintenance: pump station	4,000
Lake maintenance	22,032
<p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for maintaining the District lakes. The current level of lake maintenance service is provided at a rate of \$1,800 per month (\$21,600 annually).</p>	
Fountain maintenance	18,020
<p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 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.</p>	
Holiday landscape lighting	9,000
<p>This covers the cost of holiday landscape lighting (LED).</p>	
Utilities	62,000
<p>Electricity for common areas of the District is provided by Florida Power & Light. Below are the District's account numbers and service addresses.</p>	
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
Contingency	16,830
<p>This category is for unexpected, non-budgeted expenditures that the District may incur</p>	
Property appraiser	1,141
<p>The property appraiser's fees are \$150.00 plus \$.75 per parcel.</p>	
Information system services	2,030
<p>The Palm Beach County ISS fee is based on total amount levied on-roll and for amounts up \$1,450,000 it is \$2,030.</p>	
Tax collector	5,067
<p>The tax collector's fees are 1% of the on-roll assessment.</p>	
Total expenditures	\$ 534,263

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2006
FISCAL YEAR 2018**

	Fiscal Year 2017				Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017	Total Revenue and Expenditures	
REVENUE					
Assessment levy - gross	\$ 877,928				\$ -
Allowable discounts (4%)	(35,117)				-
Assessment levy - net	842,811	\$ 768,947	\$ -	\$ 768,947	-
Interest	-	425	-	425	-
Total revenue	842,811	769,372	-	769,372	-
EXPENDITURES					
Debt service					
Principal 5/1	400,000	-	-	-	-
Interest 11/1	217,016	217,016	-	217,016	-
Interest 5/1	217,016	-	-	-	-
Total debt service	834,032	217,016	-	217,016	-
Other fees & charges					
Tax collector	8,779	7,689	-	7,689	-
Total other fees & charges	8,779	7,689	-	7,689	-
Total expenditures	842,811	224,705	-	224,705	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(1,090,018)	-	(1,090,018)	-
Total other financing sources/(uses)	-	(1,090,018)	-	(1,090,018)	-
Net increase/(decrease) in fund balance	-	(545,351)	-	(545,351)	-
Beginning fund balance (unaudited)	533,339	545,448	97	545,448	97
Ending fund balance (projected)	\$ 533,339	\$ 97	\$ 97	\$ 97	97
Use of fund balance:					
Interest expense - November 1, 2018					-
Projected fund balance surplus/(deficit) as of September 30, 2018					\$ 97

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)
FISCAL YEAR 2018**

	Fiscal Year 2017				Proposed Budget FY 2018
	Adopted Budget FY 2017	Actual through 3/31/2017	Projected through 9/30/2017	Total Revenue and Expenditures	
REVENUE					
Assessment levy - gross	\$ -				\$ 813,575
Allowable discounts (4%)	-				(32,543)
Assessment levy - net	-	\$ 12,465	\$ -	\$ 12,465	781,032
Interest	-	14	-	14	-
Total revenue	-	12,479	-	12,479	781,032
EXPENDITURES					
Debt service					
Principal 5/1	-	-	143,000	143,000	491,000
Interest 11/1	-	-	-	-	144,586
Cost of issuance	-	307,123	-	307,123	-
Interest 5/1	-	-	54,710	54,710	144,586
Total debt service	-	307,123	197,710	504,833	780,172
Other fees & charges					
Tax collector	-	124	-	124	8,136
Total other fees & charges	-	124	-	124	8,136
Total expenditures	-	307,247	197,710	504,957	788,308
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	1,090,018	-	1,090,018	-
Bond proceeds	-	8,775,000	-	8,775,000	-
Payment to refunded bond escrow agent	-	(8,983,731)	-	(8,983,731)	-
Total other financing sources/(uses)	-	881,287	-	881,287	-
Net increase/(decrease) in fund balance	-	586,519	(197,710)	388,809	(7,276)
Beginning fund balance (unaudited)	-	-	586,519	-	388,809
Ending fund balance (projected)	\$ -	\$ 586,519	\$ 388,809	\$ 388,809	381,533
Use of fund balance:					
Debt Service Reserve					(231,869)
Interest expense - November 1, 2018					(136,362)
Projected fund balance surplus/(deficit) as of September 30, 2018					<u>\$ 13,302</u>

Hamal

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2017

\$8,775,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2017	143,000.00	3.350%	54,709.69	197,709.69
11/01/2017	-	-	144,586.00	144,586.00
05/01/2018	491,000.00	3.350%	144,586.00	635,586.00
11/01/2018	-	-	136,361.75	136,361.75
05/01/2019	508,000.00	3.350%	136,361.75	644,361.75
11/01/2019	-	-	127,852.75	127,852.75
05/01/2020	526,000.00	3.350%	127,852.75	653,852.75
11/01/2020	-	-	119,042.25	119,042.25
05/01/2021	543,000.00	3.350%	119,042.25	662,042.25
11/01/2021	-	-	109,947.00	109,947.00
05/01/2022	562,000.00	3.350%	109,947.00	671,947.00
11/01/2022	-	-	100,533.50	100,533.50
05/01/2023	581,000.00	3.350%	100,533.50	681,533.50
11/01/2023	-	-	90,801.75	90,801.75
05/01/2024	601,000.00	3.350%	90,801.75	691,801.75
11/01/2024	-	-	80,735.00	80,735.00
05/01/2025	621,000.00	3.350%	80,735.00	701,735.00
11/01/2025	-	-	70,333.25	70,333.25
05/01/2026	643,000.00	3.350%	70,333.25	713,333.25
11/01/2026	-	-	59,563.00	59,563.00
05/01/2027	664,000.00	3.350%	59,563.00	723,563.00
11/01/2027	-	-	48,441.00	48,441.00
05/01/2028	687,000.00	3.350%	48,441.00	735,441.00
11/01/2028	-	-	36,933.75	36,933.75
05/01/2029	710,000.00	3.350%	36,933.75	746,933.75
11/01/2029	-	-	25,041.25	25,041.25
05/01/2030	735,000.00	3.350%	25,041.25	760,041.25
11/01/2030	-	-	12,730.00	12,730.00
05/01/2031	760,000.00	3.350%	12,730.00	772,730.00
Total	\$8,775,000.00	-	\$2,380,514.19	\$11,155,514.19

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2018**

Product	Total Projected Units	Proposed FY 2018			% Change FY 17' to FY 18'
		Series 2017	O & M	Total	
		Debt Service Assessment	Assessment	Proposed Assessment	
Condos	288	\$ 440.92	\$ 312.44	\$ 753.36	-4.3%
Townhomes	331	484.57	312.44	797.01	-4.4%
SF 30' & 40'	309	749.57	446.34	1,195.91	-4.6%
SF 50'	229	749.57	446.34	1,195.91	-4.6%
SF 70'	164	749.57	446.34	1,195.91	-4.6%
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 2017 - Detail		
		Series 2006	O & M	Total
		Debt Service Assessment	Assessment	Assessment
Condos	288	\$ 475.90	\$ 310.97	\$ 786.87
Townhomes	331	522.89	310.97	833.86
SF 30' & 40'	309	808.82	444.25	1,253.08
SF 50'	229	808.82	444.25	1,253.08
SF 70'	164	808.82	444.25	1,253.08
	<u>1,321</u>			

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE RESPONSIBILITY MAPS**