

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2019  
PREPARED AUGUST 6, 2018**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018		
<b>REVENUES</b>					
Assessment levy - gross	\$ 506,730				\$ 506,733
Allowable discounts (4%)	(20,269)				(20,269)
Assessment levy - net	486,461	\$ 450,424	\$ 36,037	\$ 486,461	486,464
Fair-share agreement	46,302	-	46,302	46,302	46,302
Interest	1,500	1,176	1,176	2,352	1,500
Total revenues	<u>534,263</u>	<u>451,600</u>	<u>83,515</u>	<u>535,115</u>	<u>534,266</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors fee & FICA tax	7,536	1,076	6,460	7,536	7,536
Management/recording/accounting	42,337	21,168	21,169	42,337	43,184
Trustee	4,350	4,327	23	4,350	4,350
Legal	15,000	896	9,104	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	6,984	3,500	3,484	6,984	7,284
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Website	600	-	600	600	600
Postage	750	56	694	750	750
Legal advertising	2,500	224	2,276	2,500	2,500
Office supplies	250	-	250	250	250
Other current charges	750	135	615	750	750
Annual special district fee	175	175	-	175	175
Insurance	6,400	5,880	-	5,880	6,400
FASD annual dues	1,125	-	1,125	1,125	1,125
Pump station/equipment insurance	2,900	2,691	-	2,691	2,900
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	<u>98,907</u>	<u>40,628</u>	<u>52,550</u>	<u>93,178</u>	<u>95,054</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018		
<b>Field operations</b>					
Telephone	2,040	1,034	1,006	2,040	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	85,731	44,331	41,400	85,731	88,303
Turf replacement (\$0.90/sq. foot)	2,000	-	2,000	2,000	2,000
Mulch	14,250	10,440	3,810	14,250	14,678
Insect, weed, fertilization	43,605	21,983	21,622	43,605	44,913
Annuals removal, replacement, installation	11,000	-	11,000	11,000	11,330
Tree pruning	25,750	-	25,750	25,750	25,750
Irrigation system maintenance	7,260	4,880	2,380	7,260	7,478
Irrigation repairs	10,000	5,166	4,834	10,000	10,000
Catch basin inspection and cleanout	15,000	-	15,000	15,000	15,000
Capital outlay	47,500	5,466	42,034	47,500	47,500
Landscape replacement	20,000	3,303	16,697	20,000	20,000
Preventative maintenance: pump station	11,100	1,425	9,675	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	5,734	12,286	18,020	18,020
Holiday landscape lighting	9,000	2,300	6,700	9,000	3,500
Utilities	62,000	30,776	31,224	62,000	62,000
Contingency	16,830	-	16,830	16,830	15,830
Storm clean-up	-	1,975	-	1,975	5,500
Total field operations	<u>427,118</u>	<u>149,613</u>	<u>279,480</u>	<u>429,093</u>	<u>430,974</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018		
<b>Other fees and charges</b>					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	-	2,030
Tax collector	5,067	4,501	566	5,067	5,067
Total other fees and charges	<u>8,238</u>	<u>6,531</u>	<u>1,707</u>	<u>6,208</u>	<u>8,238</u>
Total expenditures	<u>534,263</u>	<u>196,772</u>	<u>333,737</u>	<u>528,479</u>	<u>534,266</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	254,828	(250,222)	6,636	-
Fund balance - beginning (unaudited)	1,095,339	1,262,303	1,517,131	1,262,303	1,268,939
Fund balance - ending (projected)					
Assigned					
3 months working capital	133,566	133,566	132,277	132,277	133,567
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	100,000
Disaster recovery	200,000	200,000	200,000	200,000	250,000
Unassigned	561,773	983,565	734,632	736,662	635,372
Fund balance - ending (projected)	<u>\$ 1,095,339</u>	<u>\$ 1,517,131</u>	<u>\$ 1,266,909</u>	<u>\$ 1,268,939</u>	<u>\$ 1,268,939</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	43,184
<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. Effective October 1, 2016</p>	
Trustee	4,350
Legal	10,000
<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 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	7,284
<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
<b>Field operations</b>	
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 contracted with King's Management Services, Inc. for general landscape maintenance services. The agreement may be extended for 12-month periods upon mutual consent of both parties. 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.	
Mowing, edging, pruning & weed control	88,303
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement \$0.90/square foot	2,000
Mulch	14,678
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	44,913
Annuals removal, replacement and installation (including topsoil)	11,330
4" annuals, 3x/year (there are approximately 900 annuals)	
Tree pruning	25,750
Irrigation system maintenance	7,478
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"> <li>- monthly generator inspections (\$1500)</li> <li>- quarterly pump, wet well and discharge bay inspections (\$9600)</li> <li>- an annual pipe intake and discharge inspection</li> </ul>	
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	3,500
<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 &amp; 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	15,830
<p>This category is for unexpected, non-budgeted expenditures that the District may incur</p>	
Storm clean-up	5,500
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	\$ 534,266



**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)  
FISCAL YEAR 2019**

	Fiscal Year 2018				Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenditures	
<b>REVENUE</b>					
Assessment levy - gross	\$ 813,575				\$ 813,575
Allowable discounts (4%)	(32,543)				(32,543)
Assessment levy - net	781,032	\$ 723,166	\$ -	\$ 723,166	781,032
Interest	-	1,893	-	1,893	-
Total revenue	781,032	725,059	-	725,059	781,032
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	491,000	-	491,000	491,000	508,000
Principal prepayment	-	5,000	-	5,000	-
Interest 11/1	144,586	144,586	-	144,586	136,362
Interest 5/1	144,586	-	144,586	144,586	136,362
Total debt service	780,172	149,586	635,586	785,172	780,724
<b>Other fees &amp; charges</b>					
Tax collector	8,136	7,228	908	8,136	8,136
Total other fees & charges	8,136	7,228	908	8,136	8,136
Total expenditures	788,308	156,814	636,494	793,308	788,860
Net increase/(decrease) in fund balance	(7,276)	568,245	(636,494)	(68,249)	(7,828)
Beginning fund balance (unaudited)	388,809	462,758	1,031,003	462,758	394,509
Ending fund balance (projected)	\$ 381,533	\$ 1,031,003	\$ 394,509	\$ 394,509	386,681
Use of fund balance:					
Debt Service Reserve					(232,572)
Interest expense - November 1, 2019					(127,853)
Projected fund balance surplus/(deficit) as of September 30, 2019					\$ 26,256

# Hamal

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2017

\$8,775,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
<b>Total</b>	<b>\$8,141,000.00</b>	<b>-</b>	<b>\$2,036,632.50</b>	<b>\$10,177,632.50</b>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2019**

Product	Total Projected Units	Proposed FY 2019			% Change FY 18' to FY 19'
		Series 2017	O & M	Total	
		Debt Service Assessment	Assessment	Proposed Assessment	
Condos	288	\$ 440.92	\$ 312.44	\$ 753.36	0.0%
Townhomes	331	484.57	312.44	797.01	0.0%
SF 30' & 40'	309	749.57	446.34	1,195.91	0.0%
SF 50'	229	749.57	446.34	1,195.91	0.0%
SF 70'	164	749.57	446.34	1,195.91	0.0%
	<u>1,321</u>				

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