

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED APRIL 28, 2020**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
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**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy - gross	\$ 506,663				\$ 505,733
Allowable discounts (4%)	(20,267)				(20,229)
Assessment levy - net	486,396	\$ 461,702	\$ 24,694	\$ 486,396	485,504
Fair-share agreement	46,302	-	46,302	46,302	46,302
Insurance proceeds	-	17,989	-	17,989	-
Interest	1,500	1,646	-	1,646	1,500
Total revenues	534,198	481,337	70,996	552,333	533,306
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	2,799	4,737	7,536	7,536
Management/recording/accounting	44,048	22,024	22,024	44,048	44,048
Trustee	4,350	4,327	23	4,350	4,350
Legal	10,000	3,800	6,200	10,000	10,000
Engineering	6,000	2,852	3,148	6,000	6,000
Audit	7,584	7,584	-	7,584	7,884
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	74	676	750	750
Legal advertising	2,500	516	1,984	2,500	2,500
Office supplies	250	-	250	250	250
Other current charges	750	4	746	750	750
Annual special district fee	175	175	-	175	175
Insurance	9,096	6,028	-	6,028	9,096
FASD annual dues	1,125	-	1,125	1,125	1,125
Pump station/equipment insurance	2,900	2,866	34	2,900	2,900
Website	705	705	-	705	705
ADA website compliance	200	199	-	199	210
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	100,219	54,453	42,697	97,150	100,529

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
Field operations					
Telephone	2,040	1,788	252	2,040	2,040
Landscape maintenance					
Mowing, edging, pruning & weed control	90,952	44,334	46,618	90,952	93,681
Turf replacement (\$0.90/sq. foot)	2,000	-	2,000	2,000	2,000
Mulch	14,678	10,080	4,598	14,678	16,475
Insect, weed, fertilization	44,913	22,167	22,746	44,913	46,260
Annuals removal, replacement, installation	11,330	-	11,330	11,330	11,330
Tree pruning	25,750	-	25,750	25,750	25,750
Irrigation system maintenance	7,478	5,005	2,473	7,478	7,478
Irrigation repairs	10,000	2,291	7,709	10,000	10,000
Catch basin inspection & cleanout	27,000	-	27,000	27,000	14,935
Capital outlay	30,400	6,090	24,310	30,400	30,400
Landscape replacement	20,000	-	20,000	20,000	20,000
Preventative maintenance: pump station	11,100	2,650	8,450	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	23,000	12,317	10,683	23,000	24,000
Fountain maintenance	25,000	2,339	22,661	25,000	25,000
Holiday landscape lighting	3,500	6,988	-	6,988	7,500
Utilities	62,000	27,694	34,306	62,000	62,000
Contingency	10,600	1,650	8,950	10,600	10,600
Total field operations	<u>425,741</u>	<u>145,393</u>	<u>283,836</u>	<u>429,229</u>	<u>424,549</u>

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
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	5,067	4,632	435	5,067	5,057
Total other fees and charges	<u>8,238</u>	<u>6,662</u>	<u>1,576</u>	<u>6,208</u>	<u>8,228</u>
Total expenditures	<u>534,198</u>	<u>206,508</u>	<u>328,109</u>	<u>532,587</u>	<u>533,306</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	274,829	(257,113)	19,746	-
Fund balance - beginning (unaudited)	1,363,254	1,455,865	1,730,694	1,455,865	1,475,611
Fund balance - ending (projected)					
Assigned					
3 months working capital	133,550	133,566	132,277	132,277	133,327
Sound barriers	50,000	50,000	50,000	50,000	50,000
Stormwater pump station	100,000	100,000	100,000	100,000	200,000
Culvert repair/replacement	100,000	100,000	100,000	100,000	100,000
Disaster recovery	500,000	500,000	500,000	500,000	500,000
Unassigned	479,704	847,128	591,304	593,334	492,284
Fund balance - ending (projected)	<u>\$ 1,363,254</u>	<u>\$ 1,730,694</u>	<u>\$ 1,473,581</u>	<u>\$ 1,475,611</u>	<u>\$ 1,475,611</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	44,048
<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	10,000
<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	6,000
<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	7,884
<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>	
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 including automated AP routing.</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	9,096
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
Website	705
ADA website compliance	210
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 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	93,681
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement \$0.90/square foot	2,000
Mulch	16,475
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	46,260
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 & cleanout	14,935
Capital outlay:	30,400
- 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	24,000
<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	25,000
<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	7,500
<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 & Light. Below are the District's account numbers and service addresses.</p>	
<u>Account Number</u>	<u>Service Address</u>
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	10,600
<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	5,057
<p>The tax collector's fees are 1% of the on-roll assessment.</p>	
Total expenditures	\$ 533,306

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected Revenue & Expenditures	
REVENUE					
Assessment levy - gross	\$ 813,575				\$ 813,575
Allowable discounts (4%)	(32,543)				(32,543)
Assessment levy - net	781,032	\$ 741,274	\$ 39,758	\$ 781,032	781,032
Interest	-	3,258	-	3,258	-
Total revenue	781,032	744,532	39,758	784,290	781,032
EXPENDITURES					
Debt service					
Principal 5/1	526,000	-	526,000	526,000	543,000
Interest 11/1	127,853	127,769	-	127,769	119,042
Interest 5/1	127,853	-	127,853	127,853	119,042
Total debt service	781,706	127,769	653,853	781,622	781,084
Other fees & charges					
Tax collector	8,136	7,437	699	8,136	8,136
Total other fees & charges	8,136	7,437	699	8,136	8,136
Total expenditures	789,842	135,206	654,552	789,758	789,220
Net increase/(decrease) in fund balance	(8,810)	609,326	(614,794)	(5,468)	(8,188)
Beginning fund balance (unaudited)	461,365	476,248	1,085,574	476,248	470,780
Ending fund balance (projected)	\$ 452,555	\$ 1,085,574	\$ 470,780	\$ 470,780	462,592
Use of fund balance:					
Debt Service Reserve					(232,572)
Interest expense - November 1, 2021					(109,947)
Projected fund balance surplus/(deficit) as of September 30, 2021					\$ 120,073

Hamal

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2017

\$8,775,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	-	-	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	\$7,107,000.00	-	\$1,508,203.50	\$8,615,203.50

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2020**

Product	Total Projected Units	Proposed FY 2021			% Change FY 19' to FY 20'
		Series 2017	O & M	Total	
		Debt Service Assessment	Assessment	Proposed Assessment	
Condos	288	\$ 440.92	\$ 311.83	\$ 752.75	-0.1%
Townhomes	331	484.57	311.83	796.40	-0.1%
SF 30' & 40'	309	749.57	445.46	1,195.03	-0.1%
SF 50'	229	749.57	445.46	1,195.03	-0.1%
SF 70'	164	749.57	445.46	1,195.03	-0.1%
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 20 - Detail		
		Series 2017	O & M	Total
		Debt Service Assessment	Assessment	Assessment
Condos	288	\$ 440.92	\$ 312.40	\$ 753.32
Townhomes	331	484.57	312.40	796.97
SF 30' & 40'	309	749.57	446.28	1,195.85
SF 50'	229	749.57	446.28	1,195.85
SF 70'	164	749.57	446.28	1,195.85
	<u>1,321</u>			