

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2022**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy - gross	\$ 505,733				\$ 551,486
Allowable discounts (4%)	(20,229)				(22,059)
Assessment levy - net	485,504	\$ 461,251	\$ 24,253	\$ 485,504	529,427
Fair-share agreement	46,302	90,791	-	90,791	46,302
Interest	1,500	477	-	477	1,500
Total revenues	533,306	552,519	24,253	576,772	577,229
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors fee & FICA tax	7,536	2,153	5,383	7,536	7,536
Management/recording/accounting	44,048	22,024	22,024	44,048	44,048
Trustee	4,350	-	4,350	4,350	4,350
Legal	10,000	4,335	5,665	10,000	10,000
Engineering	6,000	5,051	4,949	10,000	6,000
Audit	7,884	3,000	4,884	7,884	8,184
Arbitrage rebate calculation	1,250	750	500	1,250	1,250
Postage	750	116	634	750	750
Legal advertising	2,500	640	1,860	2,500	2,500
Office supplies	250	-	250	250	250
Other current charges	750	15	735	750	750
Annual special district fee	175	175	-	175	175
Insurance	9,096	6,448	-	6,448	6,962
FASD annual dues	1,125	1,500	-	1,500	1,500
Pump station/equipment insurance	2,900	3,034	-	3,034	3,468
Reserve study	-	-	-	-	6,000
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	100,529	50,656	51,734	102,390	105,638

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
Telephone	2,040	1,350	690	2,040	2,040
Field operations management	-	-	9,800	9,800	14,100
Landscape maintenance					
Mowing, edging, pruning & weed control	93,681	36,945	56,736	93,681	96,491
Turf replacement (\$0.90/sq. foot)	2,000	-	2,000	2,000	6,000
Mulch	16,475	-	16,475	16,475	16,969
Insect, weed, fertilization	46,260	18,472	27,788	46,260	47,648
Annuals removal, replacement, installation	11,330	-	11,330	11,330	11,670
Tree pruning	25,750	-	25,750	25,750	25,750
Irrigation system maintenance	7,478	6,811	667	7,478	7,702
Irrigation repairs	10,000	5,479	4,521	10,000	10,000
Catch basin inspection & cleanout	14,935	4,470	10,465	14,935	14,935
Capital outlay	30,400	13,116	17,284	30,400	30,400
Landscape replacement	20,000	-	20,000	20,000	20,000
Preventative maintenance: pump station	11,100	1,745	9,355	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	24,000	9,000	15,000	24,000	24,000
Fountain maintenance	25,000	16,664	11,336	28,000	28,000
Holiday landscape lighting	7,500	3,970	-	3,970	7,500
Utilities	62,000	25,579	36,421	62,000	62,000
Wall maintenance	-	-	8,100	8,100	12,000
Contingency	10,600	-	10,600	10,600	10,600
Total field operations	<u>424,549</u>	<u>143,601</u>	<u>298,318</u>	<u>441,919</u>	<u>462,905</u>

**HAMAL  
COMMUNITY DEVELOPEMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
<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	70	4,611	-	4,611	5,515
Total other fees and charges	<u>3,241</u>	<u>6,641</u>	<u>1,141</u>	<u>5,752</u>	<u>8,686</u>
Total expenditures	<u>528,319</u>	<u>200,898</u>	<u>351,193</u>	<u>550,061</u>	<u>577,229</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,987	351,621	(326,940)	26,711	-
Fund balance - beginning (unaudited)	1,475,611	1,581,216	1,932,837	1,581,216	1,607,927
Fund balance - ending (projected)					
Nonspendable					
Prepaid expenditures and deposits	-	135	-	-	-
Assigned					
3 months working capital	133,327	133,327	132,277	132,277	152,130
Sound barriers / walls	50,000	50,000	50,000	50,000	50,000
Stormwater pump station	200,000	200,000	200,000	200,000	300,000
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	497,271	949,375	623,620	625,650	505,797
Fund balance - ending (projected)	<u>\$ 1,480,598</u>	<u>\$ 1,932,837</u>	<u>\$ 1,605,897</u>	<u>\$ 1,607,927</u>	<u>\$ 1,607,927</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><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	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	8,184
<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	6,962
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	1,500
Pump station/equipment insurance	3,468
Reserve study	6,000
Website	705
ADA website compliance	210
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.	
Field operations management	14,100
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	96,491
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement \$0.90/square foot	6,000
Mulch	16,969
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	47,648
Annuals removal, replacement and installation (including topsoil)	11,670
4" annuals, 3x/year (there are approximately 900 annuals)	
Tree pruning	25,750
Irrigation system maintenance	7,702
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"> <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	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	28,000
<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 &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
Wall maintenance	12,000
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	5,515
<p>The tax collector's fees are 1% of the on-roll assessment.</p>	
Total expenditures	<b>\$ 577,229</b>



**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BUDGET (REFUNDED SERIES 2006)  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUE</b>					
Assessment levy - gross	\$ 813,575				\$ -
Allowable discounts (4%)	(32,543)				-
Assessment levy - net	781,032	\$ 742,117	\$ 38,915	\$ 781,032	-
Interest	-	17	-	17	-
Total revenue	781,032	742,134	38,915	781,049	-
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	543,000	-	543,000	543,000	-
Interest 11/1	119,042	118,976	-	118,976	-
Interest 5/1	119,042	-	118,976	118,976	-
Total debt service	781,084	118,976	661,976	780,952	-
<b>Other fees &amp; charges</b>					
Tax collector	8,136	7,422	714	8,136	-
Total other fees & charges	8,136	7,422	714	8,136	-
Total expenditures	789,220	126,398	662,690	789,088	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	-	-	-	-
Transfers out	-	-	(474,149)	(474,149)	-
Bond proceeds	-	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-
Total other financing sources/(uses)	-	-	(474,149)	(474,149)	-
Net increase/(decrease) in fund balance	(8,188)	615,736	(1,097,924)	(482,188)	-
Beginning fund balance (unaudited)	470,780	482,188	1,097,924	482,188	-
Ending fund balance (projected)	\$462,592	\$1,097,924	\$ -	\$ -	-
Use of fund balance:					
Debt Service Reserve					-
Interest expense - November 1, 2022					-
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ -

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUE</b>					
Assessment levy - gross	\$ -				\$ 740,576
Allowable discounts (4%)	-				(29,623)
Assessment levy - net	-	\$ -	\$ -	\$ -	710,953
Interest	-	-	-	-	-
Total revenue	-	-	-	-	710,953
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	-	-	-	-	589,000
Interest 11/1	-	-	-	-	27,012
Interest 5/1	-	-	-	-	60,027
Total debt service	-	-	-	-	676,039
<b>Other fees &amp; charges</b>					
Tax collector	-	-	-	-	7,406
Costs of issuance	-	-	230,229	230,229	-
Total other fees & charges	-	-	230,229	230,229	7,406
Total expenditures	-	-	230,229	230,229	683,445
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	-	474,149	474,149	-
Bond proceeds	-	-	6,420,000	6,420,000	-
Payment to refunded bond escrow agent	-	-	(6,621,044)	(6,621,044)	-
Total other financing sources/(uses)	-	-	273,105	273,105	-
Net increase/(decrease) in fund balance	-	-	42,876	42,876	27,508
Beginning fund balance (unaudited)	-	-	-	-	42,876
Ending fund balance (projected)	\$ -	\$ -	\$ 42,876	\$ 42,876	70,384
Use of fund balance:					
Interest expense - November 1, 2022					(54,520)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 15,864

# Hamal

Community Development District

Special Assessment Refunding Bonds, Series 2021

\$6,420,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	27,012.15	27,012.15
05/01/2022	589,000.00	1.870%	60,027.00	649,027.00
11/01/2022	-	-	54,519.85	54,519.85
05/01/2023	601,000.00	1.870%	54,519.85	655,519.85
11/01/2023	-	-	48,900.50	48,900.50
05/01/2024	612,000.00	1.870%	48,900.50	660,900.50
11/01/2024	-	-	43,178.30	43,178.30
05/01/2025	623,000.00	1.870%	43,178.30	666,178.30
11/01/2025	-	-	37,353.25	37,353.25
05/01/2026	635,000.00	1.870%	37,353.25	672,353.25
11/01/2026	-	-	31,416.00	31,416.00
05/01/2027	647,000.00	1.870%	31,416.00	678,416.00
11/01/2027	-	-	25,366.55	25,366.55
05/01/2028	659,000.00	1.870%	25,366.55	684,366.55
11/01/2028	-	-	19,204.90	19,204.90
05/01/2029	672,000.00	1.870%	19,204.90	691,204.90
11/01/2029	-	-	12,921.70	12,921.70
05/01/2030	685,000.00	1.870%	12,921.70	697,921.70
11/01/2030	-	-	6,516.95	6,516.95
05/01/2031	697,000.00	1.870%	6,516.95	703,516.95
<b>Total</b>	<b>\$6,420,000.00</b>	<b>-</b>	<b>\$645,795.15</b>	<b>\$7,065,795.15</b>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2022**

Product	Total Projected Units	Proposed FY 2022			% Change FY 2021' to FY 2022'
		Series 2021 Debt Service Assessment	O & M Assessment	Total Proposed Assessment	
Condos	288	\$ 401.36	\$ 340.04	\$ 741.40	-1.51%
Townhomes	331	441.09	340.04	781.13	-1.92%
SF 30' & 40'	309	682.31	485.76	1,168.07	-2.26%
SF 50'	229	682.31	485.76	1,168.07	-2.26%
SF 70'	164	682.31	485.76	1,168.07	-2.26%
	<u>1,321</u>				

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