

**HAMAL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 8, 2023**

**BOARD OF SUPERVISORS**

**REGULAR  
MEETING AGENDA**

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Hamal Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889**

May 1, 2023

Board of Supervisors  
Hamal Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on May 8, 2023 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments
4. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
5. Consideration of CC Controls Proposal to Resolve IT Issues Related to Pumphouse Software
6. Acceptance of Unaudited Financial Statements as of March 31, 2023
7. Approval of March 13, 2023 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Craig A. Smith & Associates*
  - C. Operations Manager: *King's Management Services, Inc.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 2,352 Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: July 10, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	MARC DEPAUL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BENJAMIN CUNINGHAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH PETRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	IONE SENIOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	STEVEN PINCUS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Supervisors' Requests

10. Public Comments

11. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**

Sincerely,



Cindy Cerbone  
 District Manager

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hamal Community Development District (“**District**”) prior to June 15, 2023, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on said approved Proposed Budget and related assessments is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: Briar Bay Clubhouse  
3400 Celebration Blvd.  
West Palm Beach, Florida 33411

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of West Palm Beach and Palm Beach County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the

District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published and mailed in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2023.**

ATTEST:

**HAMAL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A:** Proposed Budget

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 610,938				\$ 666,069
Allowable discounts (4%)	(24,438)				(26,643)
Assessment levy - net	586,500	\$ 558,130	\$ 28,370	\$ 586,500	639,426
Fair-share agreement	46,302	15,200	31,102	46,302	46,302
Interest	1,500	1,358	142	1,500	1,500
Total revenues	634,302	574,688	59,614	634,302	687,228
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors fee & FICA tax	7,536	-	7,536	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	20,000	415	19,585	20,000	20,000
Engineering	15,000	5,000	10,000	15,000	15,000
Audit	8,484	2,500	5,984	8,484	8,784
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	60	690	750	750
Legal advertising	2,500	216	2,284	2,500	2,500
Office supplies	250	-	250	250	250
Other current charges	750	-	750	750	750
Annual special district fee	175	175	-	175	175
Insurance	7,861	7,042	-	7,042	7,746
FASD annual dues	1,500	1,500	-	1,500	1,500
Pump station/equipment insurance	3,916	8,195	-	8,195	10,654
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	120,285	47,837	75,908	123,745	133,208

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Field operations</b>					
Telephone	2,040	1,008	1,032	2,040	2,040
Field operations management	30,000	15,000	15,000	30,000	30,000
Landscape maintenance					
Mowing, edging, pruning & weed control	106,140	53,070	53,070	106,140	109,324
Turf replacement (\$0.90/sq. foot)	15,000	-	15,000	15,000	35,000
Mulch	18,000	11,200	6,800	18,000	29,120
Insect, weed, fertilization	54,962	27,481	27,481	54,962	56,610
Annuals removal, replacement, installation	15,000	-	15,000	15,000	15,450
Tree pruning	26,523	-	26,523	26,523	27,318
Irrigation system maintenance	8,472	4,236	4,236	8,472	8,726
Irrigation repairs	10,000	11,755	-	11,755	12,000
Capital outlay	30,400	-	30,400	30,400	30,400
Landscape replacement	20,000	16,524	3,476	20,000	20,000
Preventative maintenance: pump station	11,100	2,525	8,575	11,100	11,100
Repair/maintenance: pump station	4,000	-	4,000	4,000	4,000
Lake maintenance	24,000	11,736	12,264	24,000	24,000
Fountain maintenance	28,000	20,199	7,801	28,000	28,000
Holiday landscape lighting	7,500	-	7,500	7,500	7,500
Utilities	62,000	32,607	29,393	62,000	62,000
Wall maintenance	15,000	-	15,000	15,000	15,000
Contingency	16,600	-	16,600	16,600	16,600
Total field operations	<u>504,737</u>	<u>207,341</u>	<u>299,151</u>	<u>506,492</u>	<u>544,188</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<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	2,030
Tax collector	6,109	5,571	538	6,109	6,661
Total other fees and charges	<u>9,280</u>	<u>7,601</u>	<u>1,679</u>	<u>9,280</u>	<u>9,832</u>
Total expenditures	<u>634,302</u>	<u>262,779</u>	<u>376,738</u>	<u>639,517</u>	<u>687,228</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	311,909	(317,124)	(5,215)	-
Fund balance - beginning (unaudited)	1,623,543	1,625,183	1,937,092	1,625,183	1,619,968
Fund balance - ending (projected)					
Assigned					
3 months working capital	167,408	167,408	167,408	167,408	185,607
Sound barriers / walls	100,000	100,000	100,000	100,000	100,000
Stormwater pump station	300,000	300,000	300,000	300,000	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	456,135	769,549	452,560	452,560	434,361
Fund balance - ending (projected)	<u>\$ 1,623,543</u>	<u>\$ 1,937,092</u>	<u>\$ 1,619,968</u>	<u>\$ 1,619,968</u>	<u>\$ 1,619,968</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	20,000
<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	15,000
<p>Craig A. Smith 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	8,784
<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	7,746
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	10,654
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. (cable/internet)	
Field operations management	30,000
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	109,324
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control	
Turf replacement \$0.90/square foot/replace dead sod due to no irrigation, twice a year.	35,000
Mulch	29,120
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	56,610
Annuals removal, replacement and installation (including topsoil)	15,450
4" annuals, 2x/year (there are approximately 900 annuals)	
Tree pruning	27,318
Irrigation system maintenance	8,726
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	12,000
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	15,000
Contingency	16,600
<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	6,661
<p>The tax collector's fees are 1% of the on-roll assessment.</p>	
Total expenditures	\$ 687,228

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUE</b>					
Assessment levy - gross	\$ 740,175				\$ 739,492
Allowable discounts (4%)	(29,607)				(29,580)
Assessment levy - net	710,568	\$ 676,125	\$ 34,443	\$ 710,568	709,912
Prepayments	-	4,818	-	4,818	-
Interest	-	3,165	-	3,165	-
Total revenue	<u>710,568</u>	<u>684,108</u>	<u>34,443</u>	<u>718,551</u>	<u>709,912</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	600,000	-	600,000	600,000	611,000
Principal prepayment	4,000	-	4,000	4,000	-
Interest 11/1	60,027	-	54,482	54,482	48,872
Interest 5/1	54,482	54,520	-	54,520	48,872
Total debt service	<u>718,509</u>	<u>54,520</u>	<u>658,482</u>	<u>713,002</u>	<u>708,744</u>
<b>Other fees &amp; charges</b>					
Tax collector	7,402	6,749	653	7,402	7,395
Total other fees & charges	<u>7,402</u>	<u>6,749</u>	<u>653</u>	<u>7,402</u>	<u>7,395</u>
Total expenditures	<u>725,911</u>	<u>61,269</u>	<u>659,135</u>	<u>720,404</u>	<u>716,139</u>
Net increase/(decrease) in fund balance	(15,343)	622,839	(624,692)	(1,853)	(6,227)
Beginning fund balance (unaudited)	85,377	92,669	715,508	92,669	90,816
Ending fund balance (projected)	<u>\$ 70,034</u>	<u>\$ 715,508</u>	<u>\$ 90,816</u>	<u>\$ 90,816</u>	<u>84,589</u>
Use of fund balance:					
Interest expense - November 1, 2024					(43,160)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 41,429</u>

Special Assessment Refunding Bonds, Series 2021

\$6,420,000

## Debt Service Schedule

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2023	-	-	48,872.45	48,872.45
05/01/2024	611,000.00	1.870%	48,872.45	659,872.45
11/01/2024	-	-	43,159.60	43,159.60
05/01/2025	623,000.00	1.870%	43,159.60	666,159.60
11/01/2025	-	-	37,334.55	37,334.55
05/01/2026	635,000.00	1.870%	37,334.55	672,334.55
11/01/2026	-	-	31,397.30	31,397.30
05/01/2027	647,000.00	1.870%	31,397.30	678,397.30
11/01/2027	-	-	25,347.85	25,347.85
05/01/2028	659,000.00	1.870%	25,347.85	684,347.85
11/01/2028	-	-	19,186.20	19,186.20
05/01/2029	671,000.00	1.870%	19,186.20	690,186.20
11/01/2029	-	-	12,912.35	12,912.35
05/01/2030	684,000.00	1.870%	12,912.35	696,912.35
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>\$5,227,000.00</b>	<b>-</b>	<b>\$449,454.50</b>	<b>\$5,676,454.50</b>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2024**

Product	Total Projected Units	Proposed FY 2024			% Change FY 2023' to FY 2024'
		Series 2021	O & M	Total	
		Debt Service Assessment	Assessment	Proposed Assessment	
Condos	288	\$ 401.36	\$ 410.69	\$ 812.05	4.37%
Townhomes	331	441.09	410.69	851.79	4.16%
SF 30' & 40'	309	682.31	586.68	1,268.99	3.98%
SF 50'	229	682.31	586.68	1,268.99	3.98%
SF 70'	164	682.31	586.68	1,268.99	3.98%
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 2023 - Detail		
		Series 2021	O & M	Total
		Debt Service Assessment	Assessment	Assessment
Condos	288	\$ 401.36	\$ 376.70	\$ 778.06
Townhomes	331	441.09	376.70	817.79
SF 30' & 40'	309	682.31	538.12	1,220.43
SF 50'	229	682.31	538.12	1,220.43
SF 70'	164	682.31	538.12	1,220.43
	<u>1,321</u>			

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2023**

	General Fund	Debt Service Fund 2021	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 680,165	\$ -	\$ 680,165
Investments			
Centennial	255,329	-	255,329
FineMark MMA	249,015	-	249,015
FineMark ICS	284,871	-	284,871
Iberia - MMA	25,091	-	25,091
Bank United	452,921	-	452,921
Revenue	-	691,255	691,255
Prepayment	-	8,055	8,055
COI	-	5,763	5,763
Due from Palm Beach Co. Schools	42,684	-	42,684
Due from other funds			
General fund	-	10,435	10,435
Deposits	135	-	135
Total assets	<u>\$ 1,990,211</u>	<u>\$ 715,508</u>	<u>\$ 2,705,719</u>
<b>LIABILITIES</b>			
<b>Liabilities:</b>			
Due to other funds			
Debt service (series 2021)	10,435	-	10,435
Total liabilities	<u>10,435</u>	<u>-</u>	<u>10,435</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	42,684	-	42,684
Total deferred inflows of resources	<u>42,684</u>	<u>-</u>	<u>42,684</u>
<b>FUND BALANCES</b>			
Nonspendable			
Prepays and deposits	135	-	135
Restricted			
Debt service	-	715,508	715,508
Assigned			
3 months working capital	167,408	-	167,408
Sound barriers	100,000	-	100,000
Stormwater pump station	300,000	-	300,000
Culvert repair/replacement	100,000	-	100,000
Disaster recovery	500,000	-	500,000
Unassigned	769,549	-	769,549
Total fund balance	<u>1,937,092</u>	<u>715,508</u>	<u>2,652,600</u>
Total liabilities and fund balances	<u>\$ 1,990,211</u>	<u>\$ 715,508</u>	<u>\$ 2,705,719</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Maintenance assessments	\$ 8,695	\$ 558,130	\$ 586,500	95%
Fair share agreement	15,200	15,200	46,302	33%
Interest & misc. income	230	1,358	1,500	91%
Total revenues	<u>24,125</u>	<u>574,688</u>	<u>634,302</u>	91%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	-	7,536	0%
Management	3,671	22,024	44,048	50%
Trustee	-	-	4,350	0%
Legal	-	415	20,000	2%
Engineering	1,000	5,000	15,000	33%
Audit	2,500	2,500	8,484	29%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	83	500	1,000	50%
Website	-	-	705	0%
Postage	10	60	750	8%
Legal advertising	216	216	2,500	9%
Office supplies	-	-	250	0%
Other current charges	-	-	750	0%
ADA website compliance	-	210	210	100%
Annual special district fee	-	175	175	100%
Insurance	-	7,042	7,861	90%
FASD annual dues	-	1,500	1,500	100%
Pump station/equipment insurance	-	8,195	3,916	209%
Total administrative expenses	<u>7,480</u>	<u>47,837</u>	<u>120,285</u>	40%
<b>Maintenance</b>				
Telephone	171	1,008	2,040	49%
Field operations management	2,500	15,000	30,000	50%
Landscape maintenance				
Mowing, edging, pruning & weed control	8,845	53,070	106,140	50%
Turf replacement	-	-	15,000	0%
Mulch	-	11,200	18,000	62%
Insect, weed, fertilization	4,580	27,481	54,962	50%
Annuals removal, replacement, installation	-	-	15,000	0%
Tree pruning	-	-	26,523	0%
Irrigation system maintenance	706	4,236	8,472	50%
Irrigation repairs	-	11,755	10,000	118%
Capital outlay	-	-	30,400	0%
Landscape replacement	-	16,524	20,000	83%
Preventative maintenance: pump station	125	2,525	11,100	23%
Repair/maintenance: pump station	-	-	4,000	0%

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Maintenance (continued)</b>				
Lake maintenance	2,022	11,736	24,000	49%
Fountain maintenance	1,006	20,199	28,000	72%
Holiday landscape lighting	-	-	7,500	0%
Contingency	-	-	16,600	0%
Wall maintenance	-	-	15,000	0%
Utilities	5,519	32,607	62,000	53%
Total maintenance expenses	<u>25,474</u>	<u>207,341</u>	<u>504,737</u>	41%
<b>Other fees and charges</b>				
Property appraiser	-	-	1,141	0%
Information system services	-	2,030	2,030	100%
Tax collector	81	5,571	6,109	91%
Total other fees and charges	<u>81</u>	<u>7,601</u>	<u>9,280</u>	82%
Total expenditures	<u>33,035</u>	<u>262,779</u>	<u>634,302</u>	41%
Excess (deficiency) of revenues over (under) expenditures	(8,910)	311,909	-	
Fund balance - beginning	1,946,002	1,625,183	1,623,543	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
3 months working capital	167,408	167,408	167,408	
Sound barriers	100,000	100,000	100,000	
Stormwater pump station	300,000	300,000	300,000	
Culvert repair/replacement	100,000	100,000	100,000	
Disaster recovery	500,000	500,000	500,000	
Unassigned	769,549	769,549	456,135	
Total fund balance - ending	<u>\$ 1,937,092</u>	<u>\$ 1,937,092</u>	<u>\$ 1,623,543</u>	

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2017)  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 10,533	\$ 676,125	\$ 710,568	95%
Assessment prepayment	-	4,818	-	N/A
Interest	1,770	3,165	-	N/A
Total revenues	<u>12,303</u>	<u>684,108</u>	<u>710,568</u>	96%
<b>EXPENDITURES</b>				
Principal	-	-	600,000	0%
Principal prepayment	-	-	4,000	0%
Interest 11/1	-	-	60,027	0%
Interest 5/1	-	54,520	54,482	100%
Total expenditures	<u>-</u>	<u>54,520</u>	<u>718,509</u>	8%
<b>Other fees and charges</b>				
Tax collector	98	6,749	7,402	91%
Total other fees and charges	<u>98</u>	<u>6,749</u>	<u>7,402</u>	91%
Total expenditures	<u>98</u>	<u>61,269</u>	<u>725,911</u>	8%
Excess (deficiency) of revenues over (under) expenditures	12,205	622,839	(15,343)	
Fund balances - beginning	703,303	92,669	85,377	
Fund balances - ending	<u>\$ 715,508</u>	<u>\$ 715,508</u>	<u>\$ 70,034</u>	

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on March 13, 2023 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

**Present were:**

Joseph Petrick	Chair
Ione Senior	Assistant Secretary
Benjamin Cuningham	Assistant Secretary
Marc DePaul	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Lindsay Whelan (via telephone)	District Counsel
Steve Smith	District Engineer
Bruce King	Field Operations Supervisor, Kings Assoc. Management, Inc. (KAM)
Leesa Cuningham	Resident
Erika & Jack Duff	Residents
Rhonda Patrick	Resident
Alyse & David Jarrell	Residents
Monica Lewis	Resident
Dennis Ramos	Resident
Ruth Alexis	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Petrick called the meeting to order at 6:01 p.m. Supervisors Petrick, DePaul, Cuningham and Senior were present. Supervisor Pincus was not present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Public Comments**

44 No members of the public spoke.

45

46 **FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, Marc DePaul [SEAT 1] and Benjamin Cuningham [SEAT 2] (the following to be provided in a separate package)**

47  
48  
49  
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51  
52 Ms. Sanchez stated that the Oath of Office was administered to Supervisors DePaul and  
53 Cuningham prior to the start of the meeting. Both are familiar with the following:

54 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

55 **B. Membership, Obligations and Responsibilities**

56 **C. Financial Disclosure Forms**

57 **I. Form 1: Statement of Financial Interests**

58 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

59 **III. Form 1F: Final Statement of Financial Interests**

60 **D. Form 8B: Memorandum of Voting Conflict**

61

62 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date**

63  
64  
65  
66 Ms. Sanchez presented Resolution 2023-01.

67 Mr. Cuningham nominated the following slate:

68 Chair Joseph Petrick

69 Vice Chair Steven Pincus

70 Assistant Secretary Marc DePaul

71 Assistant Secretary Ione Senior

72 Assistant Secretary Benjamin Cuningham

73 Assistant Secretary Cindy Cerbone

74 Assistant Secretary Jamie Sanchez

75 No other nominations were made. Prior appointments by the Board for Secretary,  
76 Treasurer and Assistant Secretary remain unchanged by this Resolution.

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**On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of CC Controls Proposal to Resolve IT Issues Related to Pumphouse Software**

Mr. Smith distributed a memo detailing this project. Staff has been trying to resolve the issues for a while. He and Mr. Bruce King met with CC Controls but a proposal was not received. Several other vendors were contacted but most did not respond. A meeting will be held with Dataflow Systems on March 14, 2023.

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2023-02. This is necessary due to certain expenses exceeding budget. Regarding why this is necessary given that Fiscal Year 2023 is over, Ms. Whelan stated that that this step is a statutory requirement when expenditures exceed budget; it brings the budget back in line.

Discussion ensued regarding budget line items, including pressure cleaning and painting.

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2023**

Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2023. Regarding the “Insurance” and “Pump station/equipment insurance” line items, one is for

117 property and the other is general liability; the specific amounts were requested. Per the CDD’s  
118 insurance carrier, in Fiscal Year 2022, only the pumphouse and barrier walls were insured and,  
119 in Fiscal Year 2023, five irrigation pumps and ten floating fountains were added.

120

121 **On MOTION by Mr. DePaul and seconded by Ms. Senior with all in favor, the**  
122 **Unaudited Financial Statements as of January 31, 2023, were accepted.**

123

124

125 **NINTH ORDER OF BUSINESS**

**Approval of September 12, 2022 Public  
Hearings and Regular Meeting Minutes**

126

127

128 Ms. Sanchez presented the September 12, 2022 Public Hearings and Regular Meeting  
129 Minutes.

130

131 **On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,**  
132 **the September 12, 2022 Public Hearings and Regular Meeting Minutes, as**  
133 **presented, were approved.**

134

135

136 **TENTH ORDER OF BUSINESS**

**Staff Reports**

137

138 **A. District Counsel: *Kutak Rock LLP***

139 There was no report.

140 **B. District Engineer: *Craig A. Smith & Associates***

141 Mr. Smith stated he was asked about available grants for hurricane damages. He is not  
142 aware of any damages sustained by the CDD.

143 **C. Operations Manager: *King’s Management Services, Inc.***

144 Mr. Bruce King reported the following:

145 ➤ A permit request was submitted to the City for a fence behind The Tides. Final approval  
146 is pending.

147 ➤ Routine maintenance, landscaping replacement, fountain timer inspections, etc. are  
148 underway.

149 ➤ Fish stocking is scheduled for April 6, 2023.

150 Ms. Sanchez stated fish stocking is automatic each year; the CDD is already on the list.  
151 Ms. Cerbone stated annual fish stocking should be part of the CDD’s contract and the contract  
152 renews annually; if a price increase is requested, it would need to be presented for approval.

153 ➤ Plant bed installations are planned along both sides of Jog Road to replace dead plants.

154 D. District Manager: *Wrathell, Hunt and Associates, LLC*

155 • NEXT MEETING DATE: May 8, 2023 at 6:00 P.M.

156 ○ QUORUM CHECK

157 Ms. Cerbone asked the Board Members to notify her and Ms. Sanchez if there is  
158 anything that they want to focus on or include in the budget.

159

160 **ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

161

162 Ms. Senior recalled egress issues and asked about a fence. Mr. Smith reiterated that the  
163 fence permit was submitted to the City to keep the fence as is but with some repairs. Ms.  
164 Cerbone stated the Board previously voted to leave it as is and the permit approval is pending;  
165 repairs will occur thereafter. Ms. Senior asked if people will still be able to walk through once  
166 the fence is repaired. Ms. Cerbone’s understanding is that there was a security issue with the  
167 fence, which is being addressed, and there were requests to modify the fence but the Board  
168 declined to modify it. Once the permit is received, repair proposals will be obtained.

169 Ms. Senior asked for Mr. King to send a weekly update to the Board.

170 Mr. Petrick suggested considering the medians in the proposed Fiscal Year 2024 budget.  
171 Ms. Cerbone stated funds are available if the Board wants to address it in Fiscal Year 2023,  
172 depending on the cost. A proposal will be obtained for all sod that should be replaced.

173

174 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

175

176 Resident Alyse Jarrell asked why the entryway expense increased. Mr. Petrick pointed  
177 out that this a CDD meeting to address CDD matters; it is not an HOA meeting. Ms. Jarrell  
178 should address her question to the Hamilton Bay HOA.

179 Resident Dennis Ramos asked about the annual audit. Ms. Cerbone stated that a public  
180 accounting firm conducts the annual audit.

181

182 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

183

184

185 **On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,**  
186 **the meeting adjourned at 6:40 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

Wendy Sartory Link

Supervisor of Elections

Palm Beach County, FL

Date 4/18/2023

Time 08:47 AM

Precinct List for District Hamal Comm Dev Dist

<u>Precinct</u>	<u>Place Name</u>	<u>Registered Voters</u>				<u>Inactive Voters</u>				
		<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>	<u>Dems</u>	<u>Reps</u>	<u>NonP</u>	<u>Other</u>
7601	Jeaga Middle	366	174	87	99	6	6	6	6	1
7602	Jeaga Middle	1,062	542	185	312	23	29	11	28	2
7667	Jeaga Middle	924	446	144	312	22	39	15	28	1
		2,352	1,162	416	723	51	75	32	65	4

## HAMAL COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

*Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
December 12, 2022 <b>CANCELED</b>	Regular Meeting	6:00 PM
February 13, 2023 <b>CANCELED</b>	Regular Meeting	6:00 PM
March 13, 2023	Regular Meeting	6:00 PM
May 8, 2023	Regular Meeting	6:00 PM
July 10, 2023	Regular Meeting	6:00 PM
September 11, 2023	Public Hearing and Regular Meeting	6:00 PM