

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 681,968				\$ 768,908
Allowable discounts (4%)	(27,279)				(30,756)
Assessment levy - net	654,689	\$ 616,622	\$ 38,067	\$ 654,689	738,152
Fair-share agreement	46,302	19,239	27,063	46,302	46,302
Interest	1,500	14,932	-	14,932	1,500
Total revenues	702,491	650,793	65,130	715,923	785,954
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors fee & FICA tax	7,536	3,229	4,307	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	3,935	16,065	20,000	20,000
Engineering	15,000	11,633	3,367	15,000	15,000
Audit	9,084	8,900	-	8,900	9,384
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	104	646	750	750
Legal advertising	2,500	1,085	1,415	2,500	2,500
Office supplies	250	409	-	409	250
Other current charges	750	90	1,410	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,798	-	7,798	9,300
FASD annual dues	2,000	2,000	-	2,000	2,000
Pump station/equipment insurance	14,000	11,790	2,210	14,000	14,000
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	132,108	73,882	58,249	132,131	133,958

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GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Field operations</b>					
Telephone	2,040	1,218	822	2,040	2,040
Field operations management	30,900	15,000	15,900	30,900	44,400
Landscape maintenance	-	-	-	-	-
Mowing, edging, pruning & weed control	112,604	86,570	26,034	112,604	135,125
Turf replacement (\$0.90/sq. foot)	20,000	-	10,000	10,000	24,000
Mulch	29,120	11,520	17,600	29,120	34,944
Insect, weed, fertilization	58,308	18,870	39,438	58,308	69,969
Annuals removal, replacement, installation	15,914	-	15,914	15,914	19,097
Tree pruning	28,138	-	28,138	28,138	33,766
Irrigation system maintenance	8,988	2,909	6,079	8,988	10,786
Irrigation repairs	12,360	2,934	9,426	12,360	12,360
Capital outlay	30,400	-	-	-	30,400
Landscape replacement	20,600	1,900	18,700	20,600	24,720
Preventative maintenance: pump station	11,100	-	11,100	11,100	12,000
Repair/maintenance: pump station	4,120	3,541	579	4,120	7,500
Lake maintenance	24,000	12,312	11,688	24,000	25,200
Fountain maintenance	28,840	4,877	23,963	28,840	30,282
Holiday landscape lighting	7,500	4,023	3,477	7,500	5,687
Utilities	63,860	39,961	23,899	63,860	63,860
Wall maintenance	15,000	10,080	4,920	15,000	20,000
Reserve study	20,000	9,850	10,150	20,000	-
Contingency	16,600	19,340	-	19,340	25,000
Storm clean-up	-	-	-	-	10,000
Total field operations	560,392	244,905	277,827	522,732	641,136

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GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Other fees and charges</b>					
Property appraiser	1,141	150	991	1,141	1,141
Information system services	2,030	2,030	-	2,030	2,030
Tax collector	6,820	6,165	655	6,820	7,689
Total other fees and charges	9,991	8,345	1,646	9,991	10,860
Total expenditures	702,491	327,132	337,722	664,854	785,954
Excess/(deficiency) of revenues over/(under) expenditures	-	323,661	(272,592)	51,069	-
Fund balance - beginning (unaudited)	1,754,144	1,828,125	2,151,786	1,828,125	1,879,194
Fund balance - ending (projected)					
Assigned					
3 months working capital	192,574	180,302	180,302	180,302	213,964
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	561,646	971,484	698,892	698,892	665,230
Fund balance - ending (projected)	<u>\$ 1,754,220</u>	<u>\$ 2,151,786</u>	<u>\$ 1,879,194</u>	<u>\$ 1,879,194</u>	<u>\$ 1,879,194</u>

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

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors fee & FICA tax	\$ 7,536
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.	
Management/recording/accounting	44,048
<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	
Trustee	4,350
Legal	20,000
Kutak Rock, 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.	
Engineering	15,000
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.	
Audit	9,384
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.	
Arbitrage rebate calculation	1,250
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.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Office supplies	250
Accounting and administrative supplies.	
Other current charges	1,500
Miscellaneous charges including automated AP routing.	

**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	9,300
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	2,000
Pump station/equipment insurance	14,000
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. (cable/internet)	
Field operations management	44,400
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	135,125
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.	24,000
Mulch	34,944
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	69,969
Annuals removal, replacement and installation (including topsoil)	19,097
4" annuals, 2x/year (there are approximately 900 annuals)	
Tree pruning	33,766
Irrigation system maintenance	10,786
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	12,360
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	24,720
Landscaping repairs and replacement throughout the District as needed.	

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

**EXPENDITURES (continued)**

Preventative maintenance: pump station	12,000
The District originally entered into an agreement with South Florida Utilities, Inc. (D.B.A. Lift Station Services) effective October 1, 2016 and includes:	
- monthly generator inspections (\$1500)	
- quarterly pump, wet well and discharge bay inspections (\$9600)	
- an annual pipe intake and discharge inspection	
Repair/maintenance: pump station	7,500
Lake maintenance	25,200
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).	
Fountain maintenance	30,282
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.	
Holiday landscape lighting	5,687
This covers the cost of holiday landscape lighting (LED).	
Utilities	63,860
Electricity for common areas of the District is provided by Florida Power & Light. Below are the District's account numbers and service addresses.	
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	20,000
Reserve study	-
Contingency	25,000
This category is for unexpected, non-budgeted expenditures that the District may incur	
Storm clean-up	10,000
Property appraiser	1,141
The property appraiser's fees are \$150.00 plus \$.75 per parcel.	
Information system services	2,030
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.	
Tax collector	7,689
The tax collector's fees are 1% of the on-roll assessment.	
Total expenditures	<u>\$ 785,954</u>



**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUE</b>					
Assessment levy - gross	\$ 737,687				\$ 737,687
Allowable discounts (4%)	(29,507)				(29,507)
Assessment levy - net	708,180	\$ 666,838	\$ 41,342	\$ 708,180	708,180
Interest	-	6,019	(6,019)	-	-
Total revenue	708,180	672,857	35,323	708,180	708,180
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 5/1	621,000	-	621,000	621,000	632,000
Interest 11/1	43,010	43,010	-	43,010	37,204
Interest 5/1	43,010	-	43,010	43,010	37,204
Total debt service	707,020	43,010	664,010	707,020	706,408
<b>Other fees &amp; charges</b>					
Tax collector	7,377	6,568	809	7,377	7,377
Total other fees & charges	7,377	6,568	809	7,377	7,377
Total expenditures	714,397	49,578	664,819	714,397	713,785
<b>OTHER FINANCING SOURCES/(USES)</b>					
Net increase/(decrease) in fund balance	(6,217)	623,279	(629,496)	(6,217)	(5,605)
Beginning fund balance (unaudited)	97,171	119,863	743,142	119,863	113,646
Ending fund balance (projected)	\$ 90,954	\$ 743,142	\$ 113,646	\$ 113,646	108,041
Use of fund balance:					
Interest expense - November 1, 2026					(31,294)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 76,747

## Hamal

Community Development District

Special Assessment Refunding Bonds, Series 2021

\$6,420,000

### Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	-	-	-	37,203.65	37,203.65
05/01/2026	632,000.00	-	1.870%	37,203.65	669,203.65
11/01/2026	-	-	-	31,294.45	31,294.45
05/01/2027	644,000.00	-	1.870%	31,294.45	675,294.45
11/01/2027	-	-	-	25,273.05	25,273.05
05/01/2028	656,000.00	-	1.870%	25,273.05	681,273.05
11/01/2028	-	-	-	19,139.45	19,139.45
05/01/2029	670,000.00	-	1.870%	19,139.45	689,139.45
11/01/2029	-	-	-	12,874.95	12,874.95
05/01/2030	683,000.00	-	1.870%	12,874.95	695,874.95
11/01/2030	-	-	-	6,488.90	6,488.90
05/01/2031	694,000.00	-	1.870%	6,488.90	700,488.90
<b>Total</b>	<b>\$3,979,000.00</b>		<b>-</b>	<b>\$264,548.90</b>	<b>\$4,243,548.90</b>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2026**

Product	Total Projected Units	Adopted FY 2026			% Change FY 2025' to FY 2026'
		Series 2021 Debt Service Assessment	O & M Assessment	Total Proposed Assessment	
Condos	288	\$ 401.36	\$ 474.10	\$ 875.46	6.50%
Townhomes	331	441.09	474.10	915.20	6.20%
SF 30' & 40'	309	682.31	677.26	1,359.57	5.95%
SF 50'	229	682.31	677.26	1,359.57	5.95%
SF 70'	164	682.31	677.26	1,359.57	5.95%
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 2025 - Detail		
		Series 2021 Debt Service Assessment	O & M Assessment	Total Assessment
Condos	288	\$ 401.36	\$ 420.69	\$ 822.05
Townhomes	331	441.09	420.69	861.79
SF 30' & 40'	309	682.31	600.96	1,283.27
SF 50'	229	682.31	600.96	1,283.27
SF 70'	164	682.31	600.96	1,283.27
	<u>1,321</u>			