

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
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**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|--|------------------------------|---------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 03/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy - gross | \$ 768,908 | | | | \$ 872,254 |
| Allowable discounts (4%) | (30,756) | | | | (34,890) |
| Assessment levy - net | \$ 738,152 | \$ 686,014 | \$ 52,138 | \$ 738,152 | \$ 837,364 |
| Fair-share agreement | 46,302 | 53,389 | - | 53,389 | 46,302 |
| Interest | 1,500 | 11,229 | - | 11,229 | 1,500 |
| Total revenues | <u>785,954</u> | <u>750,632</u> | <u>52,138</u> | <u>802,770</u> | <u>885,166</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Supervisors fee & FICA tax | 7,536 | 3,014 | 4,522 | 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 | 11,348 | 8,652 | 20,000 | 20,000 |
| Engineering | 15,000 | 39,960 | - | 39,960 | 15,000 |
| Engineering - Stormwater reporting | - | - | - | - | 5,000 |
| Audit | 9,384 | 9,100 | - | 9,100 | 9,384 |
| Arbitrage rebate calculation | 1,250 | - | 1,250 | 1,250 | 1,250 |
| Postage | 750 | 70 | 680 | 750 | 750 |
| Legal advertising | 2,500 | - | 2,500 | 2,500 | 2,500 |
| Office supplies | 250 | - | 250 | 250 | 250 |
| Other current charges | 1,500 | 10 | 1,490 | 1,500 | 1,500 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 9,300 | 9,004 | - | 9,004 | 9,300 |
| FASD annual dues | 2,000 | 2,000 | - | 2,000 | 2,000 |
| Pump station/equipment insurance | 14,000 | 11,214 | - | 11,214 | 11,000 |
| 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 | <u>133,958</u> | <u>108,419</u> | <u>47,133</u> | <u>155,552</u> | <u>135,958</u> |

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | Total Actual & Projected | Proposed Budget FY 2027 |
|--|------------------------------|---------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 03/31/2026 | Projected through 9/30/2026 | | |
| Field operations | | | | | |
| Telephone | 2,040 | 1,272 | 768 | 2,040 | 2,040 |
| Field operations management | 44,400 | 15,000 | 29,400 | 44,400 | 48,840 |
| Landscape maintenance | | | | | |
| Mowing, edging, pruning & weed control | 135,125 | 100,337 | 27,000 | 127,337 | 127,069 |
| Turf replacement (\$0.90/sq. foot) | 24,000 | - | 24,000 | 24,000 | 25,000 |
| Mulch | 34,944 | 436 | 34,508 | 34,944 | 35,000 |
| Insect, weed, fertilization | 69,969 | - | 69,969 | 69,969 | 69,969 |
| Annuals removal, replacement, installation | 19,097 | - | 19,097 | 19,097 | 19,670 |
| Tree pruning | 33,766 | 7,500 | 26,266 | 33,766 | 34,779 |
| Irrigation system maintenance | 10,786 | - | - | - | - |
| Irrigation repairs | 12,360 | 19,948 | 10,000 | 29,948 | 30,000 |
| Capital outlay | 30,400 | - | 15,000 | 15,000 | 30,400 |
| Landscape replacement | 24,720 | 9,850 | 14,870 | 24,720 | 30,000 |
| Preventative maintenance: pump station | 12,000 | 5,852 | 6,148 | 12,000 | 12,000 |
| Repair/maintenance: pump station | 7,500 | 38,118 | 10,000 | 48,118 | 50,000 |
| Lake maintenance | 25,200 | 29,130 | 10,000 | 39,130 | 38,000 |
| Fountain maintenance | 30,282 | 1,686 | 28,596 | 30,282 | 40,000 |
| Holiday landscape lighting | 5,687 | 2,844 | 2,843 | 5,687 | 5,687 |
| Utilities | 63,860 | 35,216 | 28,644 | 63,860 | 63,860 |
| Wall maintenance | 20,000 | - | 20,000 | 20,000 | 20,000 |
| Contingency | 25,000 | 15,000 | 10,000 | 25,000 | 40,000 |
| Storm clean-up | 10,000 | - | 10,000 | 10,000 | 15,000 |
| Total field operations | <u>641,136</u> | <u>282,189</u> | <u>397,109</u> | <u>679,298</u> | <u>737,314</u> |

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|--|------------------------------|---------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 03/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| Other fees and charges | | | | | |
| Property appraiser | 1,141 | 150 | 991 | 1,141 | 1,141 |
| Information system services | 2,030 | 2,630 | - | 2,630 | 2,030 |
| Tax collector | 7,689 | 6,860 | 829 | 7,689 | 8,723 |
| Total other fees and charges | <u>10,860</u> | <u>9,640</u> | <u>1,820</u> | <u>11,460</u> | <u>11,894</u> |
| Total expenditures | <u>785,954</u> | <u>400,248</u> | <u>446,062</u> | <u>846,310</u> | <u>885,166</u> |
| | | | | | |
| Excess/(deficiency) of revenues over/(under) expenditures | - | 350,384 | (393,924) | (43,540) | - |
| | | | | | |
| Fund balance - beginning (unaudited) | 1,879,194 | 1,846,755 | 2,197,139 | 1,846,755 | 1,803,215 |
| Fund balance - ending (projected) | | | | | |
| Assigned | | | | | |
| 3 months working capital | 213,964 | 213,964 | 213,964 | 213,964 | 236,517 |
| 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 | 665,230 | 983,040 | 589,251 | 589,251 | 566,698 |
| Fund balance - ending (projected) | <u>\$ 1,879,194</u> | <u>\$ 2,197,139</u> | <u>\$ 1,803,215</u> | <u>\$ 1,803,215</u> | <u>\$ 1,803,215</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 | 20,000 |
| <p>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.</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> | |
| Engineering - Stormwater reporting | 5,000 |
| Audit | 9,384 |
| <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 | 1,500 |
| <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 | 9,300 |
| 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 | 11,000 |
| 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. (cable/internet) | |
| Field operations management | 48,840 |
| Landscape maintenance | |
| The District contracted with Brighview Landscaping, 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 \$70/man-hour, straighten and re-erect trees at a rate of \$200/tree, and irrigation repairs at a rate of \$80/man-hour. | |
| Mowing, edging, pruning & weed control | 127,069 |
| 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. | 25,000 |
| Mulch | 35,000 |
| Insect, weed, fertilization | |
| Turf, shrubbery, palm trees, ground cover and flowers | 69,969 |
| Annuals removal, replacement and installation (including topsoil) | 19,670 |
| 4" annuals, 2x/year (there are approximately 900 annuals) | |
| Tree pruning | 34,779 |
| Irrigation repairs | 30,000 |
| 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 | 30,000 |
| Landscaping repairs and replacement throughout the District as needed. | |

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

EXPENDITURES (continued)

| | |
|--|--|
| Preventative maintenance: pump station | 12,000 |
| <p>The District originally entered into an agreement with Coastal Commercial Services effective January 13th, 2026 and includes:</p> <ul style="list-style-type: none"> - monthly generator inspections (\$1170) - quarterly pump, wet well and discharge bay inspections (\$4,680) - an annual pipe intake and discharge inspection | |
| Repair/maintenance: pump station | 50,000 |
| Lake maintenance | 38,000 |
| <p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 28th, 2025 for maintaining the District lakes. The current level of lake maintenance service is provided at a rate of \$2082 per month (\$24,984 annually).</p> | |
| Fountain maintenance | 40,000 |
| <p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 25th, 2025 for quarterly preventative maintenance services for the 10 District fountains at a rate of \$975/quarter (\$3,900 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 | 5,687 |
| <p>This covers the cost of holiday landscape lighting (LED).</p> | |
| Utilities | 63,860 |
| <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> | |
| 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 |
| Contingency | 40,000 |
| <p>This category is for unexpected, non-budgeted expenditures that the District may incur</p> | |
| Storm clean-up | 15,000 |
| 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 | 8,723 |
| Totals: The tax collector's fees are 1% of the on-roll assessment. | \$ 885,166 |

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)
FISCAL YEAR 2027**

| | Fiscal Year 2026 | | | | Proposed Budget FY 2027 |
|---|------------------------------|---------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2026 | Actual through 03/31/2026 | Projected through 9/30/2026 | Total Actual & Projected | |
| REVENUE | | | | | |
| Assessment levy - gross | \$ 737,687 | | | | \$ 737,687 |
| Allowable discounts (4%) | (29,507) | | | | (29,507) |
| Assessment levy - net | \$ 708,180 | \$ 658,058 | \$ 50,122 | \$ 708,180 | \$ 708,180 |
| Interest | - | 3,053 | (3,053) | - | - |
| Total revenue | <u>708,180</u> | <u>661,111</u> | <u>47,069</u> | <u>708,180</u> | <u>708,180</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal 5/1 | 632,000 | - | 632,000 | 632,000 | 644,000 |
| Interest 11/1 | 37,204 | 37,204 | - | 37,204 | 31,294 |
| Interest 5/1 | 37,204 | - | 37,204 | 37,204 | 31,294 |
| Total debt service | <u>706,408</u> | <u>37,204</u> | <u>669,204</u> | <u>706,408</u> | <u>706,588</u> |
| Other fees & charges | | | | | |
| Tax collector | 7,377 | 6,581 | 796 | 7,377 | 7,377 |
| Total other fees & charges | <u>7,377</u> | <u>6,581</u> | <u>796</u> | <u>7,377</u> | <u>7,377</u> |
| Total expenditures | <u>713,785</u> | <u>43,785</u> | <u>670,000</u> | <u>713,785</u> | <u>713,965</u> |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Net increase/(decrease) in fund balance | (5,605) | 617,326 | (622,931) | (5,605) | (5,785) |
| Beginning fund balance (unaudited) | 113,646 | 133,689 | 751,015 | 133,689 | 128,084 |
| Ending fund balance (projected) | <u>\$ 108,041</u> | <u>\$ 751,015</u> | <u>\$ 128,084</u> | <u>\$ 128,084</u> | <u>122,299</u> |
| Use of fund balance: | | | | | |
| Interest expense - November 1, 2027 | | | | | (25,273) |
| Projected fund balance surplus/(deficit) as of September 30, 2027 | | | | | <u>\$ 97,026</u> |

Hamal

Community Development District

Special Assessment Refunding Bonds, Series 2021

\$6,420,000

Debt Service Schedule

| Date | Principal | Prepayment | Coupon | Interest | Total P+I |
|--------------|-----------------------|-------------------|---------------|---------------------|-----------------------|
| 11/01/2026 | - | - | - | 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 |
| Total | \$3,347,000.00 | | - | \$190,141.60 | \$3,537,141.60 |

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2027**

| Product | Total Projected Units | Adopted FY 2027 | | | % Change FY 2026' to FY 2027' |
|--------------|-----------------------|-------------------------------------|------------------|---------------------------|-------------------------------|
| | | Series 2021 Debt Service Assessment | O & M Assessment | Total Proposed Assessment | |
| Condos | 288 | \$ 401.36 | \$ 537.83 | \$ 939.19 | 7.28% |
| Townhomes | 331 | 441.09 | 537.83 | 978.92 | 6.96% |
| SF 30' & 40' | 309 | 682.31 | 768.29 | 1,450.60 | 6.70% |
| SF 50' | 229 | 682.31 | 768.29 | 1,450.60 | 6.70% |
| SF 70' | 164 | 682.31 | 768.29 | 1,450.60 | 6.70% |
| | <u>1,321</u> | | | | |

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