

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
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**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 643,964				\$ 681,968
Allowable discounts (4%)	(25,759)				(27,279)
Assessment levy - net	618,205	\$ 585,003	\$ 33,202	\$ 618,205	654,689
Fair-share agreement	46,302	59,979	-	59,979	46,302
Interest	1,500	13,352	-	13,352	1,500
Total revenues	666,007	658,334	33,202	691,536	702,491
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	1,507	6,029	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	1,753	18,247	20,000	20,000
Engineering	15,000	9,750	5,250	15,000	15,000
Audit	8,784	7,784	1,000	8,784	9,084
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	21	729	750	750
Legal advertising	2,500	429	2,071	2,500	2,500
Office supplies	250	367	-	367	250
Other current charges	750	-	750	750	750
Annual special district fee	175	175	-	175	175
Insurance	7,746	7,288	-	7,288	8,500
FASD annual dues	1,500	2,000	-	2,000	2,000
Pump station/equipment insurance	10,654	11,446	-	11,446	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	127,208	65,254	62,905	128,159	132,108

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Field operations					
Telephone	2,040	722	1,318	2,040	2,040
Field operations management	30,000	15,000	15,000	30,000	30,900
Landscape maintenance					
Mowing, edging, pruning & weed control	109,324	54,662	54,662	109,324	112,604
Turf replacement (\$0.90/sq. foot)	20,000	-	20,000	20,000	20,000
Mulch	29,120	14,400	14,720	29,120	29,120
Insect, weed, fertilization	56,610	28,755	27,855	56,610	58,308
Annuals removal, replacement, installation	15,450	-	15,450	15,450	15,914
Tree pruning	27,318	26,523	795	27,318	28,138
Irrigation system maintenance	8,726	4,363	4,363	8,726	8,988
Irrigation repairs	12,000	660	11,340	12,000	12,360
Capital outlay	30,400	-	30,400	30,400	30,400
Landscape replacement	20,000	-	20,000	20,000	20,600
Preventative maintenance: pump station	11,100	5,050	6,050	11,100	11,100
Repair/maintenance: pump station	4,000	31,495	-	31,495	4,120
Lake maintenance	24,000	12,132	11,868	24,000	24,000
Fountain maintenance	28,000	9,099	18,901	28,000	28,840
Holiday landscape lighting	7,500	-	7,500	7,500	7,500
Utilities	62,000	33,186	28,814	62,000	63,860
Wall maintenance	15,000	13,460	1,540	15,000	15,000
Reserve study	-	-	-	-	20,000
Contingency	16,600	10,226	6,374	16,600	16,600
Total field operations	529,188	259,733	296,950	556,683	560,392

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Other fees and charges					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	2,030	2,030
Tax collector	6,440	5,850	590	6,440	6,820
Total other fees and charges	9,611	7,880	1,731	9,611	9,991
Total expenditures	666,007	332,867	361,586	694,453	702,491
 Excess/(deficiency) of revenues over/(under) expenditures	-	325,467	(328,384)	(2,917)	-
 Fund balance - beginning (unaudited)	1,619,968	1,757,061	2,082,528	1,757,061	1,754,144
Fund balance - ending (projected)					
Assigned					
3 months working capital	180,302	180,302	180,302	180,302	192,498
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	439,666	902,226	573,842	573,842	561,646
Fund balance - ending (projected)	<u>\$ 1,619,968</u>	<u>\$ 2,082,528</u>	<u>\$ 1,754,144</u>	<u>\$ 1,754,144</u>	<u>\$ 1,754,144</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
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	
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	9,084
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	750
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	8,500
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
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	30,900
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	112,604
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.	20,000
Mulch	29,120
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	58,308
Annuals removal, replacement and installation (including topsoil)	15,914
4" annuals, 2x/year (there are approximately 900 annuals)	
Tree pruning	28,138
Irrigation system maintenance	8,988
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	20,600
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
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	4,120
Lake maintenance	24,000
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	28,840
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	7,500
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	15,000
Reserve study	20,000
Contingency	16,600
This category is for unexpected, non-budgeted expenditures that the District may incur	
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	6,820
The tax collector's fees are 1% of the on-roll assessment.	
Total expenditures	<u><u>\$ 702,491</u></u>

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUE					
Assessment levy - gross	\$ 739,492				\$ 737,687
Allowable discounts (4%)	(29,580)				(29,507)
Assessment levy - net	709,912	\$ 671,717	\$ 38,195	\$ 709,912	708,180
Prepayments	-	4,259	-	4,259	-
Interest	-	7,830	-	7,830	-
Total revenue	709,912	683,806	38,195	722,001	708,180
EXPENDITURES					
Debt service					
Principal 5/1	611,000	-	611,000	611,000	621,000
Principal prepayment	-	20,000	-	20,000	-
Interest 11/1	48,872	48,900	-	48,900	43,010
Interest 5/1	48,872	-	48,872	48,872	43,010
Total debt service	708,744	68,900	659,872	728,772	707,020
Other fees & charges					
Tax collector	7,395	6,718	677	7,395	7,377
Total other fees & charges	7,395	6,718	677	7,395	7,377
Total expenditures	716,139	75,618	660,549	736,167	714,397
OTHER FINANCING SOURCES/(USES)					
Net increase/(decrease) in fund balance	(6,227)	608,188	(622,354)	(14,166)	(6,217)
Beginning fund balance (unaudited)	83,167	117,189	725,377	117,189	103,023
Ending fund balance (projected)	\$ 76,940	\$ 725,377	\$ 103,023	\$ 103,023	96,806
Use of fund balance:					
Interest expense - November 1, 2025					(37,204)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 59,602

Special Assessment Refunding Bonds, Series 2021

\$6,420,000

Debt Service Schedule

Date	Principal	Prepayment	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	-	20,000.00	-	48,900.50	48,900.50
05/01/2024	610,000.00		1.870%	48,713.50	658,713.50
11/01/2024	-		-	43,010.00	43,010.00
05/01/2025	621,000.00		1.870%	43,010.00	664,010.00
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
Total	\$4,600,000.00		-	\$350,568.90	\$4,950,568.90

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
FISCAL YEAR 2025**

Product	Total Projected Units	Adopted FY 2025			% Change FY 2024' to FY 2025'
		Series 2021 Debt Service Assessment	O & M Assessment	Total Proposed Assessment	
Condos	288	\$ 401.36	\$ 420.50	\$ 821.86	2.54%
Townhomes	331	441.09	420.50	861.59	2.42%
SF 30' & 40'	309	682.31	600.68	1,283.00	2.31%
SF 50'	229	682.31	600.68	1,283.00	2.31%
SF 70'	164	682.31	600.68	1,283.00	2.31%
	<u>1,321</u>				

Product	Total Projected Units	Adopted FY 2024 - Detail		
		Series 2021 Debt Service Assessment	O & M Assessment	Total Assessment
Condos	288	\$ 401.36	\$ 400.18	\$ 801.54
Townhomes	331	441.09	400.18	841.27
SF 30' & 40'	309	682.31	571.66	1,253.97
SF 50'	229	682.31	571.66	1,253.97
SF 70'	164	682.31	571.66	1,253.97
	<u>1,321</u>			