

CityPlace  
Community Development District

**Final Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

# **CONTENTS**

- I      FINAL BUDGET**
- II     DETAILED FINAL BUDGET**
- III    DETAILED FINAL DEBT SERVICE FUND BUDGET**

**FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2017/2018 BUDGET
<b>REVENUES</b>	
Assessments - Administrative	124,312
Assessments - Maintenance	2,637,570
Parking Revenue	5,045,160
Sponsor & Promotion Revenue	108,300
Rental Income	45,000
Tenant CAM Reimbursement	712,900
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 8,673,422</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering	2,000
Management Fee	37,980
Legal	7,500
Audit Fees	8,600
Arbitrage Rebate Fee	950
Insurance	48,667
Legal Advertising	1,400
Bank Service Charges	350
Miscellaneous	1,200
Postage	250
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	8,100
Continuing Disclosure Fee	1,000
Website Management	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,492</b>
<b>MAINTENANCE EXPENDITURES</b>	
Palladium CDD Property	
Parking Expenses	2,300,000
Administrative	450,000
Payroll	713,500
Professional Fees	75,000
Sweeping and Cleaning	465,000
Utilities	795,000
Insurance	65,000
Landscaping And Irrigation	247,900
Contracted Services	170,000
Repairs & Maintenance	175,000
Security	2,100,000
Marketing	440,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	325,000
Signage	27,530
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 8,548,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,673,422</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
Assessments - Administrative	120,297	123,475	124,312	Administrative Expenditures Less Interest
Assessments - Maintenance	2,104,418	2,462,570	2,637,570	\$175,000 Increase From 2016/2017 Budget
Parking Revenue	4,668,334	5,045,160	5,045,160	No Change From 2016/2017 Budget
Sponsor & Promotion Revenue	74,524	108,300	108,300	No Change From 2016/2017 Budget
Rental Income	41,827	45,000	45,000	No Change From 2016/2017 Budget
Tenant CAM Reimbursement	589,138	812,900	712,900	\$100,000 Decrease From 2016/2017 Budget
Interest Income	201	120	180	Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 7,598,739</b>	<b>\$ 8,597,525</b>	<b>\$ 8,673,422</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,200	4,000	4,000	Projected At Four Meetings Per Year
Payroll Taxes (Employer)	168	320	320	Projected At 8% Of Supervisor Fees
Engineering	0	2,000	2,000	No Change From 2016/2017 Budget
Management Fee	36,948	37,200	37,980	CPI Adjustment
Legal	4,511	8,000	7,500	\$500 Decrease From 2016/2017 Budget
Audit Fees	8,200	8,400	8,600	\$200 Decrease From 2016/2017 Budget
Arbitrage Rebate Fee	950	950	950	No Change From 2016/2017 Budget
Insurance	43,376	48,000	48,667	Insurance Company Estimate
Legal Advertising	1,163	1,400	1,400	No Change From 2016/2017 Budget
Bank Service Charges	328	350	350	No Change From 2016/2017 Budget
Miscellaneous	565	1,200	1,200	No Change From 2016/2017 Budget
Postage	108	250	250	No Change From 2016/2017 Budget
Office Supplies	240	550	500	\$50 Decrease From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	7,005	8,300	8,100	\$200 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 108,437</b>	<b>\$ 123,595</b>	<b>\$ 124,492</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Palladium CDD Property				
Parking Expenses	2,128,626	2,300,000	2,300,000	No Change From 2016/2017 Budget
Administrative	417,519	450,000	450,000	No Change From 2016/2017 Budget
Payroll	513,760	713,500	713,500	No Change From 2016/2017 Budget
Professional Fees	44,149	75,000	75,000	No Change From 2016/2017 Budget
Sweeping and Cleaning	461,739	385,000	465,000	\$80,000 Increase From 2016/2017 Budget
Utilities	707,520	825,000	795,000	\$30,000 Decrease From 2016/2017 Budget
Insurance	44,783	65,000	65,000	No Change From 2016/2017 Budget
Landscaping And Irrigation	228,183	247,900	247,900	No Change From 2016/2017 Budget
Contracted Services	173,921	170,000	170,000	No Change From 2016/2017 Budget
Repairs & Maintenance	171,182	175,000	175,000	No Change From 2016/2017 Budget
Security	1,661,049	2,100,000	2,100,000	No Change From 2016/2017 Budget
Marketing	404,122	440,000	440,000	No Change From 2016/2017 Budget
Management Fee	200,000	200,000	200,000	No Change From 2016/2017 Budget
Plaza CDD Property				
Plaza Entertainment	307,486	300,000	325,000	\$25,000 Increase From 2016/2017 Budget
Signage	14,202	27,530	27,530	No Change From 2016/2017 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,478,241</b>	<b>\$ 8,473,930</b>	<b>\$ 8,548,930</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,586,678</b>	<b>\$ 8,597,525</b>	<b>\$ 8,673,422</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 12,061</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	9,248	650	2,000	Projected Interest For 2017/2018
Tax Incremental Revenues	3,944,010	3,944,010	4,131,937	Projected 2018 TIF - 2017 TIF Was \$4,131,937
Developer Contributions	0	259,965	71,563	2018 P & I Payments Less Earned Interest & TIF
<b>Total Revenues</b>	<b>\$ 3,953,258</b>	<b>\$ 4,204,625</b>	<b>\$ 4,205,500</b>	
<b>EXPENDITURES</b>				
Principal Payments	1,925,000	2,615,000	2,750,000	Principal Payment Due In 2018
Interest Payments	1,751,250	1,589,625	1,455,500	Interest Payments Due In 2018
<b>Total Expenditures</b>	<b>\$ 3,676,250</b>	<b>\$ 4,204,625</b>	<b>\$ 4,205,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 277,008</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2012 Bond Refunding Information**

Original Par Amount =	\$39,890,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	May 2026		