

CityPlace  
Community Development District

**Proposed Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

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**PROPOSED BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2018/2019 BUDGET
<b>REVENUES</b>	
Assessments - Administrative	143,592
Assessments - Maintenance	2,757,570
Parking Revenue	5,045,160
Sponsor & Promotion Revenue	108,300
Rental Income	45,000
Tenant CAM Reimbursement	662,900
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 8,762,522</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering	5,000
Management Fee	38,772
Legal	9,000
Audit Fees	8,600
Arbitrage Rebate Fee	950
Insurance	55,000
Legal Advertising	1,400
Bank Service Charges	425
Miscellaneous	1,200
Postage	250
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	14,000
Continuing Disclosure Fee	2,500
Website Management	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 143,592</b>
<b>MAINTENANCE EXPENDITURES</b>	
Palladium CDD Property	
Parking Expenses	2,300,000
Administrative	450,000
Payroll	713,500
Professional Fees	95,000
Sweeping and Cleaning	465,000
Utilities	825,000
Insurance	65,000
Landscaping And Irrigation	247,900
Contracted Services	170,000
Repairs & Maintenance	185,000
Security	2,100,000
Marketing	450,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	325,000
Signage	27,530
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 8,618,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,762,522</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

REVENUES	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
Assessments - Administrative	100,939	124,312	143,592	Administrative Expenditures Less Interest
Assessments - Maintenance	2,114,384	2,637,570	2,757,570	\$120,000 Increase From 2017/2018 Budget
Parking Revenue	4,640,262	5,045,160	5,045,160	No Change From 2017/2018 Budget
Sponsor & Promotion Revenue	57,647	108,300	108,300	No Change From 2017/2018 Budget
Rental Income	40,954	45,000	45,000	No Change From 2017/2018 Budget
Tenant CAM Reimbursement	403,785	712,900	662,900	\$50,000 Decrease From 2017/2018 Budget
Interest Income	352	180	0	Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 7,358,323</b>	<b>\$ 8,673,422</b>	<b>\$ 8,762,522</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	1,400	4,000	4,000	Projected At Four Meetings Per Year
Payroll Taxes (Employer)	107	320	320	Projected At 8% Of Supervisor Fees
Engineering	0	2,000	5,000	\$3,000 Increase From 2017/2018 Budget
Management Fee	37,200	37,980	38,772	CPI Adjustment
Legal	4,605	7,500	9,000	\$1,500 Increase From 2017/2018 Budget
Audit Fees	8,400	8,600	8,600	Accepted Amount For 2017/2018 Audit
Arbitrage Rebate Fee	950	950	950	No Change From 2017/2018 Budget
Insurance	44,243	48,667	55,000	Insurance Estimate
Legal Advertising	1,276	1,400	1,400	No Change From 2017/2018 Budget
Bank Service Charges	389	350	425	\$75 Increase From 2017/2018 Budget
Miscellaneous	398	1,200	1,200	No Change From 2017/2018 Budget
Postage	64	250	250	No Change From 2017/2018 Budget
Office Supplies	186	500	500	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fees	6,620	8,100	14,000	Increased Due To Projected Second Bond
Continuing Disclosure Fee	1,000	1,000	2,500	Increased Due To Projected Second Bond
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 108,513</b>	<b>\$ 124,492</b>	<b>\$ 143,592</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Palladium CDD Property				
Parking Expenses	1,910,063	2,300,000	2,300,000	No Change From 2017/2018 Budget
Administrative	374,871	450,000	450,000	No Change From 2017/2018 Budget
Payroll	612,802	713,500	713,500	No Change From 2017/2018 Budget
Professional Fees	90,484	75,000	95,000	\$20,000 Increase From 2017/2018 Budget
Sweeping and Cleaning	421,733	465,000	465,000	No Change From 2017/2018 Budget
Utilities	818,253	795,000	825,000	\$30,000 Increase From 2017/2018 Budget
Insurance	41,802	65,000	65,000	No Change From 2017/2018 Budget
Landscaping And Irrigation	207,086	247,900	247,900	No Change From 2017/2018 Budget
Contracted Services	145,114	170,000	170,000	No Change From 2017/2018 Budget
Repairs & Maintenance	174,955	175,000	185,000	\$10,000 Increase From 2017/2018 Budget
Security	1,501,303	2,100,000	2,100,000	No Change From 2017/2018 Budget
Marketing	447,947	440,000	450,000	\$10,000 Increase From 2017/2018 Budget
Management Fee	200,000	200,000	200,000	No Change From 2017/2018 Budget
Plaza CDD Property				
Plaza Entertainment	295,179	325,000	325,000	No Change From 2017/2018 Budget
Signage	15,438	27,530	27,530	No Change From 2017/2018 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,257,030</b>	<b>\$ 8,548,930</b>	<b>\$ 8,618,930</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,365,543</b>	<b>\$ 8,673,422</b>	<b>\$ 8,762,522</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,220)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	34,138	2,000	5,000	Projected Interest For 2018/2019
Tax Incremental Revenues	4,131,937	4,131,937	4,283,429	Projected 2019 TIF - 2018 TIF Was \$4,283,429
Developer Contributions	0	71,563	0	TIF Projected To Be More Than P&I Payments
<b>Total Revenues</b>	<b>\$ 4,166,075</b>	<b>\$ 4,205,500</b>	<b>\$ 4,288,429</b>	
<b>EXPENDITURES</b>				
Principal Payments	2,615,000	2,750,000	2,890,000	Principal Payment Due In 2019
Interest Payments	1,655,000	1,455,500	1,314,500	Interest Payments Due In 2019
Bond Redemption	0	0	83,929	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 4,270,000</b>	<b>\$ 4,205,500</b>	<b>\$ 4,288,429</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (103,925)</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		
 Par Amount As Of 1/1/18 =	 \$30,485,000		