

CityPlace  
Community Development District

**Final Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

# **CONTENTS**

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (2012)**
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (2018)**

**FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2019/2020 BUDGET
<b>REVENUES</b>	
Assessments - Administrative	0
Excess Revenue Funds	292,029
Assessments - Maintenance	2,492,570
Parking Revenue	5,045,160
Sponsor & Promotion Revenue	108,300
Rental Income	45,000
Tenant CAM Reimbursement	662,900
Other Income	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 8,646,139</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	39,504
Legal	45,000
Audit Fees	8,700
Arbitrage Rebate Fee	1,800
Insurance	55,000
Legal Advertising	1,400
Bank Service Charges	425
Miscellaneous	1,355
Postage	250
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	14,000
Continuing Disclosure Fee	2,500
Website Management	1,500
Roadway & Sidewalk Maintenance	109,500
<b>TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	<b>\$ 292,209</b>
<b>MAINTENANCE EXPENDITURES</b>	
Palladium CDD Property	
Parking Expenses	2,100,000
Administrative	450,000
Payroll	713,500
Professional Fees	95,000
Sweeping and Cleaning	550,000
Utilities	775,000
Insurance	65,000
Landscaping And Irrigation	247,900
Contracted Services	170,000
Repairs & Maintenance	185,000
Security	2,000,000
Marketing	450,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	325,000
Signage	27,530
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 8,353,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,646,139</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Assessments - Administrative	163,503	143,592	0	
Excess Revenue Funds	0	0	292,029	Excess Revenue Funds Payment
Assessments - Maintenance	1,786,889	2,757,570	2,492,570	\$265,000 Decrease From 2018/2019 Budget
Parking Revenue	4,609,603	5,045,160	5,045,160	No Change From 2018/2019 Budget
Sponsor & Promotion Revenue	30,513	108,300	108,300	No Change From 2018/2019 Budget
Rental Income	41,087	45,000	45,000	No Change From 2018/2019 Budget
Tenant CAM Reimbursement	432,413	662,900	662,900	No Change From 2018/2019 Budget
Other Income	12,950	0	0	
Interest Income	592	0	180	Projected At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 7,077,550</b>	<b>\$ 8,762,522</b>	<b>\$ 8,646,139</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>				
Supervisor Fees	8,400	4,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	643	320	400	Projected At 8% Of Supervisor Fees
Engineering	12,950	5,000	5,000	No Change From 2018/2019 Budget
Management Fee	37,980	38,772	39,504	CPI Adjustment
Legal	40,915	9,000	45,000	\$36,000 Increase From 2018/2019 Budget
Audit Fees	8,500	8,600	8,700	\$100 Increase From 2018/2019 Budget
Arbitrage Rebate Fee	950	950	1,800	Increased Due To Second Bond
Insurance	44,243	55,000	55,000	Insurance Estimate
Legal Advertising	4,727	1,400	1,400	No Change From 2018/2019 Budget
Bank Service Charges	346	425	425	No Change From 2018/2019 Budget
Miscellaneous	955	1,200	1,355	\$155 Increase From 2018/2019 Budget
Postage	104	250	250	No Change From 2018/2019 Budget
Office Supplies	681	500	700	\$200 Increase From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fees	6,097	14,000	14,000	Two Bond Issues
Continuing Disclosure Fee	1,000	2,500	2,500	Two Bond Issues
Website Management	1,500	1,500	1,500	\$500 Increase From 2018/2019 Budget
Roadway & Sidewalk Maintenance	0	0	109,500	Roadway & Sidewalk Maintenance
<b>TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES</b>	<b>\$ 170,166</b>	<b>\$ 143,592</b>	<b>\$ 292,209</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Palladium CDD Property				
Parking Expenses	1,746,350	2,300,000	2,100,000	\$200,000 Decrease From 2018/2019 Budget
Administrative	427,659	450,000	450,000	No Change From 2018/2019 Budget
Payroll	616,544	713,500	713,500	No Change From 2018/2019 Budget
Professional Fees	39,567	95,000	95,000	No Change From 2018/2019 Budget
Sweeping and Cleaning	376,947	465,000	550,000	\$85,000 Increase From 2018/2019 Budget
Utilities	807,873	825,000	775,000	\$50,000 Decrease From 2018/2019 Budget
Insurance	40,503	65,000	65,000	No Change From 2018/2019 Budget
Landscaping And Irrigation	204,918	247,900	247,900	No Change From 2018/2019 Budget
Contracted Services	164,753	170,000	170,000	No Change From 2018/2019 Budget
Repairs & Maintenance	147,048	185,000	185,000	No Change From 2018/2019 Budget
Security	1,568,532	2,100,000	2,000,000	\$100,000 Decrease From 2018/2019 Budget
Marketing	294,029	450,000	450,000	No Change From 2018/2019 Budget
Management Fee	200,000	200,000	200,000	No Change From 2018/2019 Budget
Plaza CDD Property				
Plaza Entertainment	263,607	325,000	325,000	No Change From 2018/2019 Budget
Signage	2,174	27,530	27,530	No Change From 2018/2019 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 6,900,504</b>	<b>\$ 8,618,930</b>	<b>\$ 8,353,930</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,070,670</b>	<b>\$ 8,762,522</b>	<b>\$ 8,646,139</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 6,880</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2012) BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	79,976	5,000	10,000	Projected Interest For 2019/2020
Tax Incremental Revenues	4,283,429	4,283,429	4,488,279	Projected 2020 TIF - 2019 TIF Was \$4,488,279
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
<b>Total Revenues</b>	<b>\$ 4,363,405</b>	<b>\$ 4,288,429</b>	<b>\$ 4,498,279</b>	
<b>EXPENDITURES</b>				
Principal Payments	2,750,000	2,890,000	3,040,000	Principal Payment Due In 2020
Interest Payments	1,524,250	1,314,500	1,166,250	Interest Payments Due In 2020
Excess Revenue Funds Payment	0	83,929	292,029	Estimated Excess Debt Collections Due To General Fund
<b>Total Expenditures</b>	<b>\$ 4,274,250</b>	<b>\$ 4,288,429</b>	<b>\$ 4,498,279</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 89,155</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 1/1/19 =	\$27,735,000		

**DETAILED FINAL DEBT SERVICE FUND (SERIES 2018) BUDGET**  
**CITYPLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	0	0	0	Projected Interest For 2019/2020
Tax Incremental Revenues	0	0	0	TIF For Series 2018 Will Commence In 2026
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	0	No Principal Payment Due In 2020
Interest Payments	0	0	0	No Interest Payment Due In 2020
Excess Revenue Funds Payment	0	0	0	Estimated Excess Debt Collections Due To General Fund
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Principal & Interest Payments Will Commence In 2026**

**Series 2018 Bond Information**

Original Par Amount =	\$41,954,466	Annual Principal Payments Due =	May 1st
Interest Rate =	3.65% - 4.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2018		
Maturity Date =	May 2046		
Par Amount As Of 1/1/19 =	\$41,954,466		