

CityPlace
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

CONTENTS

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

PROPOSED BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Assessments - Administrative	384,266
Excess Revenue Funds	288,222
Assessments - Maintenance	2,242,570
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
TOTAL REVENUES	\$ 8,776,598
EXPENDITURES	
ADMINISTRATIVE/MAINTENANCE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	40,968
Legal	40,000
Audit Fees	6,700
Arbitrage Rebate Fee	1,300
Insurance	252,000
Legal Advertising	1,750
Bank Service Charges	425
Miscellaneous	1,500
Postage	250
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	12,000
Continuing Disclosure Fee	2,500
Website Management	2,000
Roadway & Sidewalk Maintenance	300,000
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 672,668
Palladium CDD Property MAINTENANCE EXPENDITURES	
Parking Expenses	2,000,000
Administrative	350,000
Payroll	613,500
Professional Fees	295,000
Sweeping and Cleaning	450,000
Utilities	775,000
Insurance	165,000
Landscaping And Irrigation	197,900
Contracted Services	170,000
Repairs & Maintenance	185,000
Security	2,000,000
Marketing	400,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	275,000
Signage	27,530
TOTAL MAINTENANCE EXPENDITURES	\$ 8,103,930
TOTAL EXPENDITURES	\$ 8,776,598
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Assessments - Administrative	0	0	384,266	CDD Expenditures Less Excess Revenue Funds & Interest
Excess Revenue Funds	793,715	365,429	288,222	Excess Revenue Funds Payment
Assessments - Maintenance	2,223,696	2,492,570	2,242,570	\$250,000 Decrease From 2020/2021 Budget
Parking Revenue	2,667,053	5,045,160	5,045,160	No Change From 2020/2021 Budget
Sponsor & Promotion Revenue	19,888	108,300	108,300	No Change From 2020/2021 Budget
Rental Income	829	45,000	45,000	No Change From 2020/2021 Budget
Tenant CAM Reimbursement	52,039	662,900	662,900	No Change From 2020/2021 Budget
Other Income	91,642	0	0	
Interest Income	661	180	180	Projected At \$15 Per Month
TOTAL REVENUES	\$ 5,849,523	\$ 8,719,539	\$ 8,776,598	
EXPENDITURES				
ADMINISTRATIVE/MAINTENANCE EXPENDITURES				
Supervisor Fees	0	5,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	0	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2020/2021 Budget
Management Fee	39,504	40,404	40,968	CPI Adjustment
Legal	25,133	45,000	40,000	FY 20/21 Expenditure Through 3/31/21 Was \$11,218
Audit Fees	6,500	6,600	6,700	Accepted Amount For FY 2020/2021 Audit
Arbitrage Rebate Fee	1,300	1,800	1,300	\$500 Decrease From 2020/2021 Budget
Insurance	201,748	52,000	252,000	Insurance Estimate (Includes Garages)
Legal Advertising	1,589	1,750	1,750	No Change From 2020/2021 Budget
Bank Service Charges	334	425	425	No Change From 2020/2021 Budget
Miscellaneous	771	1,500	1,500	No Change From 2020/2021 Budget
Postage	92	250	250	No Change From 2020/2021 Budget
Office Supplies	300	700	700	No Change From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	9,969	14,000	12,000	\$2,000 Decrease From 2020/2021 Budget
Continuing Disclosure Fee	1,000	2,500	2,500	\$500 Decrease From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Roadway & Sidewalk Maintenance	399,656	186,105	300,000	FY 20/21 Expenditure Through 2/28/21 Was \$104,817
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 690,071	\$ 365,609	\$ 672,668	
Palladium CDD Property MAINTENANCE EXPENDITURES				
Parking Expenses	1,520,685	2,050,000	2,000,000	\$50,000 Decrease From 2020/2021 Budget
Administrative	113,310	400,000	350,000	\$50,000 Decrease From 2020/2021 Budget
Payroll	552,933	663,500	613,500	\$50,000 Decrease From 2020/2021 Budget
Professional Fees	166,802	295,000	295,000	No Change From 2020/2021 Budget
Sweeping and Cleaning	110,289	500,000	450,000	\$50,000 Decrease From 2020/2021 Budget
Utilities	521,876	775,000	775,000	No Change From 2020/2021 Budget
Insurance	43,162	165,000	165,000	No Change From 2020/2021 Budget
Landscaping And Irrigation	89,182	247,900	197,900	\$50,000 Decrease From 2020/2021 Budget
Contracted Services	103,776	170,000	170,000	No Change From 2020/2021 Budget
Repairs & Maintenance	81,353	185,000	185,000	No Change From 2020/2021 Budget
Security	1,088,158	2,000,000	2,000,000	No Change From 2020/2021 Budget
Marketing	395,701	400,000	400,000	No Change From 2020/2021 Budget
Management Fee	200,000	200,000	200,000	No Change From 2020/2021 Budget
Plaza CDD Property				
Plaza Entertainment	49,833	275,000	275,000	No Change From 2020/2021 Budget
Signage	18,087	27,530	27,530	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 5,055,147	\$ 8,353,930	\$ 8,103,930	
TOTAL EXPENDITURES	\$ 5,745,218	\$ 8,719,539	\$ 8,776,598	
EXCESS/ (SHORTFALL)	\$ 104,305	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2012) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	53,002	10,000	100	Projected Interest For 2021/2022
Tax Incremental Revenues	4,560,804	4,560,804	4,494,622	Projected 2022 TIF - 2021 TIF Was \$4,494,622
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ 4,613,806	\$ 4,570,804	\$ 4,494,722	
EXPENDITURES				
Principal Payments	3,040,000	3,195,000	3,360,000	Principal Payment Due In 2022
Interest Payments	1,242,250	1,010,375	846,500	Interest Payments Due In 2022
Excess Revenue Funds Payment	793,715	365,429	288,222	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ 5,075,965	\$ 4,570,804	\$ 4,494,722	
Excess/ (Shortfall)	\$ (462,159)	\$ -	\$ -	

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 1/1/21 =	\$21,805,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	0	0	0	Projected Interest For 2021/2022
Tax Incremental Revenues	0	0	0	TIF For Series 2018 Will Commence In 2026
Developer Contributions	0	0	0	
Total Revenues	\$ -	\$ -	\$ -	
EXPENDITURES				
Principal Payments	0	0	0	No Principal Payment Due In 2022
Interest Payments	0	0	0	No Interest Payment Due In 2022
Excess Revenue Funds Payment	0	0	0	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ -	\$ -	\$ -	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2018 Bond Principal & Interest Payments Will Commence In 2026
When Bond Converts In 2026, New Principal Amount Will Be \$56,420,000

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 1/1/21 =	\$41,954,466		