City Place Community Development District

Amended Final Budget For Fiscal Year 2024/2025 October 1, 2024 - September 30, 2025

CONTENTS

I	AMENDED FINAL OPERATING FUND BUDGET
II	AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2012
III	AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2018

AMENDED FINAL BUDGET

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT OPERATING FUND

FISCAL YEAR 2024/2025 OCTOBER 1, 2024 - SEPTEMBER 30, 2025

Assessments - Maintenance		F	ISCAL YEAR	AMENDED		YEAR
REVENUES 10/1/24 - 9/30/25			2024/2025	FINAL		TO DATE
Assessments - Administrative			BUDGET	BUDGET		ACTUAL
Assessments - Administrative	REVENUES	10	/1/24 - 9/30/25	10/1/24 - 9/30/25		10/1/24 - 9/29/25
Excess Revenue Funds				10/11/21 0/00/20	0	
Assessments - Maintenance	Excess Revenue Funds		1,152,904	1,776,0)43	1,776,043
Rental Income	Assessments - Maintenance					0
Rental Income	Parking Revenue					0
Other Revenue - Easement Sale 0 2,487,500 2,487,500 Developer Contribution 0 450,000 0 Interest Income 480 1,150 1,124 TOTAL REVENUES \$ 10,327,314 \$ 18,375,588 \$ 4,264,667 EXPENDITURES SUBDETIVES \$ 2,000 \$ 2,000 \$ 2,000 ADMINISTRATIVE EXPENDITURES \$ 5,000 \$ 2,00	Rental Income		, ,			0
Developer Contribution 0 450,000 Control 1,150 1,124 1,150 1,152 1,1	Other Revenue - Easement Sale					
Interest Income	Developer Contribution		0	450.0	000	
TOTAL REVENUES \$ 10,327,314 \$ 18,375,588 \$ 4,264,667	Interest Income		480			
EXPENDITURES				,		,
ADMINISTRATIVE EXPENDITURES Supervisor Fees 5,000 2,2,000 2,000 2,	TOTAL REVENUES	\$	10,327,314	\$ 18,375,5	88	\$ 4,264,667
Supervisor Fees	EXPENDITURES					
Payroll Taxes - Employer	ADMINISTRATIVE EXPENDITURES					
Engineering	Supervisor Fees		5,000	2,0	000	2,000
Engineering	Payroll Taxes - Employer					
Management Fee 44,748 44,748 14,748 104,948	Engineering		5,000			
Legal	Management Fee		44,748			
Arbitrage Rebate Fee	Legal		70,000	104,9	948	104,948
Arbitrage Rebate Fee	Audit Fees					6,600
Insurance - Liability	Arbitrage Rebate Fee		1,300	1,3	300	1,300
Insurance - Garages	Insurance - Liability					57,543
Legal Advertising			425,000	469,8	302	169,802
Second S	Legal Advertising		2,750	1,	750	
Second S	Bank Service Charges		500	,	500	340
Office Supplies 1,500 1,750 1,64e Dues & Subscriptions 175 175 175 Trustee Fees 9,500 6,602 6,602 Continuing Disclosure Fee 1,000 1,000 1,000 Website Management 2,000 2,000 2,000 Roadway & Sidewalk Maintenance 308,661 282,924 282,924 Capital Outlay 0 2,487,500 2,487,500 Excess Revenue Payment to Palladium 20,000 2,000 0 TOTAL ADMINISTRATIVE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557 MAINTENANCE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557 MAINTENANCE EXPENDITURES \$ 2,125,000 3,187,500 C Pairaing Expense 2,125,000 3,187,500 C Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Corrollage of Professional Fees 120,000 637,500 C Sweeping and Cleaning 425,000	Miscellanous		2,500	1,0	000	422
Dues & Subscriptions	Postage		250	,	75	50
Dues & Subscriptions	Office Supplies		1,500	1,7	750	1,646
Trustee Fees 9,500 6,602 6,602 Continuing Disclosure Fee 1,000 1,000 1,000 1,000 Roadway & Sidewalk Maintenance 2,000 2,000 2,000 Roadway & Sidewalk Maintenance 308,661 282,924 282,924 Capital Outlay 0 2,487,500 2,487,500 2,2487,500 TOTAL ADMINISTRATIVE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557 MAINTENANCE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557						175
Continuing Disclosure Fee	Trustee Fees					6,602
Website Management 2,000 2,000 2,000 Roadway & Sidewalk Maintenance 308,661 282,924 282,924 Capital Outlay 0 2,487,500 2,487,500 Excess Revenue Payment to Palladium 204,000 2,500,000 0 TOTAL ADMINISTRATIVE EXPENDITURES \$ 1,153,384 5,973,451 \$ 3,171,557 MAINTENANCE EXPENDITURES Palladium CDD Property Parking Expense 2,125,000 3,187,500 0 Payroll 1,483,500 2,225,250 0 0 Payroll Professional Fees 120,000 180,000 0 Sweeping and Cleaning 425,000 637,500 0 Utilities 400,000 600,000 0 Insurance 440,000 660,000 0 Landscaping & Irrigation 547,900 821,850 0 Contracted Services 80,000 120,000 0 Repairs & Maintenance 175,000 262,500 0 Security 1,250,000 1,875,000 0 <	Continuing Disclosure Fee					
Roadway & Sidewalk Maintenance 308,661 282,924 2			2.000			
Capital Outlay 0 2,487,500 2,487,500 Excess Revenue Payment to Palladium 204,000 2,500,000 C TOTAL ADMINISTRATIVE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557 MAINTENANCE EXPENDITURES Parking Expense 2,125,000 3,187,500 C Parking Expense 2,125,000 3,187,500 C Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Professional Fees 120,000 180,000 C Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C				282.9	924	
Excess Revenue Payment to Palladium 204,000 2,500,000 Company Comp	Capital Outlay					
TOTAL ADMINISTRATIVE EXPENDITURES \$ 1,153,384 \$ 5,973,451 \$ 3,171,557			204.000			
Palladium CDD Property 2,125,000 3,187,500 C Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Professional Fees 120,000 180,000 C Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C Management Fee 200,000 200,000 C Plaza Entertainment 100,000 150,000 C Signage 27,530 41,295 C TOTAL MAINTENANCE EXPENDITURES 9,173,930 13,660,895 * TOTAL EXPENDITURES 10,327,314	TOTAL ADMINISTRATIVE EXPENDITURES	\$,			
Parking Expense 2,125,000 3,187,500 C Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Professional Fees 120,000 180,000 C Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C Management Fee 200,000 200,000 C Plaza CDD Property 0 C Plaza Entertainment 100,000 150,000 C Signage 27,530 41,295 C TOTAL MAINTENANCE EXPENDITURES 9,173,930 13,660,895 -	MAINTENANCE EXPENDITURES					
Parking Expense 2,125,000 3,187,500 C Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Professional Fees 120,000 180,000 C Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C Management Fee 200,000 200,000 C Plaza CDD Property 0 C Plaza Entertainment 100,000 150,000 C Signage 27,530 41,295 C TOTAL MAINTENANCE EXPENDITURES 9,173,930 13,660,895 -	Palladium CDD Property					
Administrative 425,000 637,500 C Payroll 1,483,500 2,225,250 C Professional Fees 120,000 188,000 C Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C Management Fee 200,000 200,000 C Plaza CDD Property 0 C C Plaza Entertainment 100,000 150,000 C Signage 27,530 41,295 C TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557			2.125.000	3.187.	500	0
Payroll						0
Professional Fees			1.483.500			
Sweeping and Cleaning 425,000 637,500 C Utilities 400,000 600,000 C Insurance 440,000 660,000 C Landscaping & Irrigation 547,900 821,850 C Contracted Services 80,000 120,000 C Repairs & Maintenance 175,000 262,500 C Security 1,250,000 1,875,000 C Marketing 1,375,000 2,062,500 C Management Fee 200,000 200,000 C Plaza CDD Property 0 C C Plaza Entertainment 100,000 150,000 C Signage 27,530 41,295 C TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557	,					
Utilities 400,000 600,000 0 Insurance 440,000 660,000 0 Landscaping & Irrigation 547,900 821,850 0 Contracted Services 80,000 120,000 0 Repairs & Maintenance 175,000 262,500 0 Security 1,250,000 1,875,000 0 Marketing 1,375,000 2,062,500 0 Management Fee 200,000 200,000 0 Plaza CDD Property 0 0 0 Plaza Entertainment 100,000 150,000 0 Signage 27,530 41,295 0 TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557			,	,		
Insurance						
Landscaping & Irrigation 547,900 821,850 Contracted Services Repairs & Maintenance 80,000 120,000 Contracted Services Repairs & Maintenance 175,000 262,500 Contracted Services Security 1,250,000 1,875,000 Contracted Services Marketing 1,250,000 2,062,500 Contracted Services Management Fee 200,000 200,000 Contracted Services Plaza CDD Property 0 Contracted Services Contracted Services Plaza CDD Property 0 Contracted Services Contracted Services Contracted Services Plaza CDD Property 0 Contracted Services Contracted Services Contracted Services Contracted Services Plaza CDD Property 0 Contracted Services Contracted Services Contracted Services Contracted Services Contracted Services Signage 27,530 41,295 Contracted Services Contracted Services Contracted Services Contracted Services TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557						
Contracted Services 80,000 120,000 Contracted Services Repairs & Maintenance 175,000 262,500 Contracted Services Security 1,250,000 1,875,000 Contracted Services Security 1,250,000 1,875,000 Contracted Services Marketing 1,250,000 200,000 Contracted Services Management Fee 200,000 200,000 Contracted Services Plaze CDD Property 0 Contracted Services		+	,	,		_
Repairs & Maintenance 175,000 262,500 0 Security 1,250,000 1,875,000 0 Marketing 1,375,000 2,062,500 0 Management Fee 200,000 200,000 0 Plaza CDD Property 0 0 0 Plaza Entertainment 100,000 150,000 0 Signage 27,530 41,295 0 TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		-				
Security 1,250,000 1,875,000 0 Marketing 1,375,000 2,062,500 0 Management Fee 200,000 200,000 0 Plaza CDD Property 0 0 0 Plaza Entertainment 100,000 150,000 0 Signage 27,530 41,295 0 TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		-				
Marketing 1,375,000 2,062,500 Company Management Fee 200,000 200,000 Company Plaza CDD Property 0 150,000 Company Plaza Entertainment 100,000 150,000 Company Signage 27,530 41,295 Company TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		+				
Management Fee 200,000 200,000 0 Plaza CDD Property 0 150,000 0 Plaza Entertainment 100,000 150,000 0 Signage 27,530 41,295 0 TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		-		2.062	500	
Plaza CDD Property 0 150,000 COMBO Plaza Entertainment 100,000 150,000 COMBO Signage 27,530 41,295 COMBO TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		-				
Plaza Entertainment 100,000 150,000 Company Signage 27,530 41,295 Company TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		+		200,		0
Signage 27,530 41,295 Control of the property of the		-	-	150 (000	
TOTAL MAINTENANCE EXPENDITURES \$ 9,173,930 \$ 13,660,895 \$ - TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557		-				
TOTAL EXPENDITURES \$ 10,327,314 \$ 19,634,346 \$ 3,171,557	TOTAL MAINTENANCE EXPENDITURES	s				
			•			
EXCESS/ (SHORTFALL) \$ - \$ (1,258,758) \$ 1,093,110	TOTAL EXPENDITURES	\$	10,327,314	\$ 19,634,3	46	\$ 3,171,557
	EXCESS/ (SHORTFALL)	\$		\$ (1,258,7	58)	\$ 1,093,110

Fund Balance As Of 9/30/2024
FY 2024/2025 Activity
Fund Balance As Of 9/30/2025

\$1,906,180
(\$1,258,758)
\$647,422

Note

Maintenance (Non-Management) Line Items Are Allocated At 150 Percent Of Fiscal Year 2024/2025 Budget.

AMENDED FINAL BUDGET

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND - SERIES 2012 FISCAL YEAR 2024/2025 OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	500	245,600	245,527
Tax Incremental Revenues	5,360,279	5,735,491	5,735,491
Tax Coverage Revenues	(3,435,677	3,435,677
Developer Contributions	C	0	0
Total Revenues	\$ 5,360,779	\$ 9,416,768	\$ 9,416,695
EXPENDITURES			
Principal Payments (2012)	3,905,000	3,905,000	3,905,000
Interest Payments (2012)	302,875	400,500	400,500
Bond Redemption	(0	0
Excess Coverage Revenues Fund Payment	(3,461,263	3,461,263
Excess Revenue Fund Payment	1,152,904	1,776,043	1,776,043
Total Expenditures	\$ 5,360,779		\$ 9,542,806
Excess/ (Shortfall)	\$ -	\$ (126,038)	\$ (126,111)

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$4,487,044
(\$126,038)
\$4,361,006

Notes

Reserve Fund Balance = \$4,207,875*. Revenue Fund Balance = \$153,131*. Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$102,625.

Series 2012 Refunding Bonds Information

Original Par Amount =	\$39,890,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	April 2012	Annual Interest Payments Due:
Maturity Date =	May 2026	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,105,000	

^{*} Approximate Amounts

AMENDED FINAL BUDGET

CITY PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	0	0	0
Tax Incremental Revenues	0	0	0
Tax Coverage Revenues	0	0	0
Developer Contributions	0	0	0
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Principal Payments (2018)	0	0	0
Interest Payments (2018)	0	0	0
Bond Redemption	0	0	0
Excess Coverage Revenues Fund Payment	0	0	0
Excess Revenue Fund Payment	0	0	0
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ -	\$ -

FUND BALANCE AS OF 9/30/24	\$0
FY 2024/2025 ACTIVITY	\$0
FUND BALANCE AS OF 9/30/25	\$0

Notes

Reserve Fund Balance = \$1

Fiscal Year 2018/2019 Capital Projects Fund Proceeds = \$41,954,466

Fiscal Year 2018/2019 Capital Outlays = \$19,381,594 Fiscal Year 2019/2020 Capital Outlays = \$16,473,676

Fiscal Year 2020/2021 Capital Outlays = \$3,106,925

Fiscal Year 2021/2022 Capital Outlays = \$406,633

Fiscal Years 2022/2023 - 2024/2025 Capital Outlays = \$1,240,210

Series 2018 Bond Principal & Interest Payments Will Commence In 2026

Series 2018 Bond Information

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

Par Amount As Of 9/30/25 = \$41,954,466

Note: Total Series 2018 Bond (Including Compounded Interest) = \$56,420,000.

^{*} Approximate Amount