

CityPlace
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Assessments - Administrative	0
Excess Revenue Funds	3,254,740
Excess Revenue True-Up	51,715
Assessments - Maintenance (Palladium)	2,583,770
Parking Revenue (Palladium)	6,045,160
Rental Income (Palladium)	45,000
Tenant Reimbursement (Palladium)	1,000,000
Other Revenue (Easement Sale, Etc.)	0
Interest Income	600
TOTAL REVENUES	\$ 12,980,985
EXPENDITURES	
ADMINISTRATIVE/MAINTENANCE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering	5,000
Management Fee	47,280
Legal	90,000
Audit Fees	6,800
Arbitrage Rebate Fee	1,300
Insurance - Liability	97,100
Insurance - Garages	475,000
Legal Advertising	2,250
Bank Service Charges	500
Miscellaneous	2,000
Postage	250
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	9,500
Continuing Disclosure Fee	1,000
Website Management	2,000
Roadway & Sidewalk Maintenance	340,000
Garage Repair Project	0
Excess Revenue Payment to Palladium	2,220,000
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 3,307,055
Palladium CDD Property	
MAINTENANCE EXPENDITURES	
Parking Expenses	2,325,000
Administrative	425,000
Payroll	1,483,500
Professional Fees	120,000
Sweeping and Cleaning	525,000
Utilities	400,000
Insurance	640,000
Landscaping And Irrigation	547,900
Contracted Services	80,000
Repairs & Maintenance	175,000
Security	1,250,000
Marketing	1,375,000
Management Fee	200,000
Plaza CDD Property	
Plaza Entertainment	100,000
Signage	27,530
TOTAL MAINTENANCE EXPENDITURES	\$ 9,673,930
TOTAL EXPENDITURES	\$ 12,980,985
REVENUES LESS EXPENDITURES	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
Excess/ (Shortfall)	\$ -

Assessments (Administrative) Calculation

Total Assessment = \$0 (Grossed Up For 4% Early Payment Discounts & 2% County Fees)
Total Square Footage: 985,458 - Assessment Per Square Feet: \$0.00

DETAILED PROPOSED BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Assessments - Administrative		0	0	CDD Expenditures Less Excess Revenue Funds & Interest
Excess Revenue Funds	1,776,043	1,616,093	3,254,740	Excess Revenue Funds Payment
Excess Revenue True-Up	0	332,811	51,715	Excess Revenue True-Up
Assessments - Maintenance (Palladium)	1,188,157	3,043,770	2,583,770	\$460,000 Decrease From 2025/2026 Budget
Parking Revenue (Palladium)	5,658,270	6,045,160	6,045,160	No Change From 2025/2026 Budget
Rental Income (Palladium)	12,173	85,000	45,000	\$40,000 Decrease From 2025/2026 Budget
Tenant Reimbursement (Palladium)	994,401	0	1,000,000	Tenant Reimbursement (Palladium)
Other Revenue (Easement Sale, Etc.)	3,125,720	0	0	
Interest Income	1,370	480	600	Projected At \$50 Per Month
TOTAL REVENUES	\$ 12,756,134	\$ 11,123,314	\$ 12,980,985	
EXPENDITURES				
ADMINISTRATIVE/MAINTENANCE EXPENDITURES				
Supervisor Fees	2,000	5,000	5,000	Projected At Five Meetings Per Year
Payroll Taxes (Employer)	234	400	400	Projected At 8% Of Supervisor Fees
Engineering	0	5,000	5,000	No Change From 2025/2026 Budget
Management Fee	44,748	46,044	47,280	CPI Adjustment
Legal	104,947	70,000	90,000	FY 25/26 Expenditure Through Feb 26 Was \$33,123
Audit Fees	6,600	6,700	6,800	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2025/2026 Budget
Insurance - Liability	57,543	62,000	97,100	FY 25/26 Expenditure Was \$60,995
Insurance - Garages	369,802	425,000	475,000	Insurance Estimate
Legal Advertising	1,723	2,500	2,250	\$250 Decrease From 2025/2026 Budget
Bank Service Charges	422	500	500	No Change From 2025/2026 Budget
Miscellaneous	422	2,250	2,000	\$250 Decrease From 2025/2026 Budget
Postage	50	250	250	No Change From 2025/2026 Budget
Office Supplies	1,645	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	6,602	9,500	9,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Roadway & Sidewalk Maintenance	294,224	308,265	340,000	FY 25/26 Expenditure Through Feb 26 Was \$139,974
Garage Repair Project	2,487,000	0	0	25/26 Expenditure
Excess Revenue Payment to Palladium	0	1,000,000	2,220,000	Estimated to be \$185,000 per month
TOTAL ADMINISTRATIVE/MAINTENANCE EXPENDITURES	\$ 3,382,437	\$ 1,949,384	\$ 3,307,055	
Palladium CDD Property				
MAINTENANCE EXPENDITURES				
Parking Expenses	2,251,085	2,125,000	2,325,000	\$200,000 Increase From 2025/2026 Budget
Administrative	135,818	425,000	425,000	No Change From 2025/2026 Budget
Payroll	1,435,983	1,483,500	1,483,500	No Change From 2025/2026 Budget
Professional Fees	40,689	120,000	120,000	No Change From 2025/2026 Budget
Sweeping and Cleaning	491,068	425,000	525,000	\$100,000 Increase From 2025/2026 Budget
Utilities	198,224	400,000	400,000	No Change From 2025/2026 Budget
Insurance	622,870	440,000	640,000	\$200,000 Increase From 2025/2026 Budget
Landscaping And Irrigation	468,675	547,900	547,900	No Change From 2025/2026 Budget
Contracted Services	59,088	80,000	80,000	No Change From 2025/2026 Budget
Repairs & Maintenance	219,848	175,000	175,000	No Change From 2025/2026 Budget
Security	590,250	1,250,000	1,250,000	No Change From 2025/2026 Budget
Marketing	1,136,372	1,375,000	1,375,000	No Change From 2025/2026 Budget
Management Fee	200,000	200,000	200,000	No Change From 2025/2026 Budget
Plaza CDD Property				
Plaza Entertainment	0	100,000	100,000	No Change From 2025/2026 Budget
Signage	3,032	27,530	27,530	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 7,853,002	\$ 9,173,930	\$ 9,673,930	
TOTAL EXPENDITURES	\$ 11,235,439	\$ 11,123,314	\$ 12,980,985	
REVENUES LESS EXPENDITURES	\$ 1,520,695	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	0	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 1,520,695	\$ -	\$ -	

Assessments (Administrative) Calculation

Total Assessment = \$0 (Grossed Up For 4% Early Payment Discounts & 2% County Fees)

Total Square Footage: 985,458 - Assessment Per Square Foot: \$0.00

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2012) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	260,971	2,000	0	Projected Interest For 2026/2027
Tax Incremental Revenues	5,735,491	0	0	TIF Now Used To Make Series 2018 Payments
Funding From 2012 Reserve Fund	0	4,207,875	0	Reserve Fund To Be Used To Make 2026 Payments
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ 5,996,462	\$ 4,209,875	\$ -	
EXPENDITURES				
Principal Payments	3,905,000	4,105,000	0	Principal Payment Due In 2027
Interest Payments	400,500	102,625	0	Interest Payments Due In 2027
Excess Revenue Funds Payment	1,776,043	2,250	0	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ 6,081,543	\$ 4,209,875	\$ -	
Excess/ (Shortfall)	\$ (85,081)	\$ -	\$ -	

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 1/1/26 =	\$4,105,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET
CITYPLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	0	500	1,000	Projected Interest For 2026/2027
Tax Incremental Revenues	0	5,735,491	7,369,398	Projected 2027 TIF - 2026 TIF Was \$7,369,398
Developer Contributions	0	0	0	TIF Projected To Be More Than P&I Payments
Total Revenues	\$ -	\$ 5,735,991	\$ 7,370,398	
EXPENDITURES				
Principal Payments	0	1,730,000	1,790,000	Principal Payment Due In 2027
Interest Payments	0	2,389,898	2,325,658	Interest Payments Due In 2027
Excess Revenue Funds Payment	0	1,616,093	3,254,740	Estimated Excess Debt Collections Due To General Fund
Total Expenditures	\$ -	\$ 5,735,991	\$ 7,370,398	
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
Original Balance Was \$41,954,466

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 1/1/26 =	\$41,954,466		