

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUAL THROUGH 3/31/2022	FY 2022 PROJECTED THROUGH 9/30/2022	FY 2022 ACTUAL & PROJECTED TOTAL	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY22 ADOPTED & FY23 PROPOSED
REVENUE						
ON ROLL SPECIAL ASSESSMENTS	\$ 169,863	\$ 60,910	\$ 230,773	\$ 230,374	\$ 415,551	\$ 185,177
OFF ROLL SPECIAL ASSESSMENTS	-	20,691	20,691	20,691	-	(20,691)
MISCELLANEOUS REVENUE			-	-	-	-
INTEREST REVENUE			-	-	-	-
FUND BALANCE FORWARD			-	-	-	-
TOTAL REVENUE	169,863	81,601	251,464	251,065	415,551	164,486
EXPENDITURES						
ADMINISTRATIVE EXPENSES						
SUPERVISOR COMPENSATION			-	-	-	-
PAYROLL TAXES			-	-	-	-
PAYROLL SERVICES			-	-	-	-
DISTRICT MANAGEMENT	16,000	16,000	32,000	32,000	32,960	960
FACILITY RENTAL	75	300	375	450	450	-
REGULATORY & PERMIT FEES	350	-	350	175	175	-
RECORD STORAGE / ARCHIVING	600	-	600	600	600	-
MISCELLANEOUS FEES		500	500	500	500	-
AUDITING SERVICES		3,725	3,725	3,500	3,725	225
LEGAL ADVERTISING	856	144	1,000	1,000	1,000	-
BANK FEES		250	250	250	250	-
DISTRICT ENGINEER	3,595	3,550	7,145	7,500	7,500	-
LEGAL SERVICES - GENERAL	6,555	11,445	18,000	18,000	20,000	2,000
LEGAL SERVICES - REDEVELOPMENT RELATED WORK			-	-	-	-
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,273	-	2,273	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY		500	500	500	500	-
ASSESSMENT COLLECTION FEES	8,000	-	8,000	8,000	8,000	-
TOTAL GENERAL ADMINISTRATION	38,304	36,414	74,718	74,490	77,675	3,185
INSURANCE:						
INSURANCE (Public Officials, Liab., Prop. & Casualty)	8,281	-	8,281	8,801	10,562	1,761
TOTAL INSURANCE	8,281	-	8,281	8,801	10,562	1,761
DEBT SERVICE ADMINISTRATION:						
DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	-	5,000	5,000	5,000	-
ARBITRAGE REBATE CALCULATION		1,100	1,100	1,100	1,100	-
BOND AMORTIZATION		500	500	500	500	-
TRUSTEE FEES		20,000	20,000	20,000	20,000	-
TOTAL DEBT SERVICE ADMINISTRATION	5,000	21,600	26,600	26,600	26,600	-
FIELD OPERATIONS & MAINTENANCE:						
UTILITY - ELECTRICITY	232	500	732	1,000	1,000	-
UTILITY - STREETLIGHTS	33,573	34,427	68,000	68,208	68,208	-
UTILITY - WATER (RECLAIMED)	970	3,530	4,500	5,000	5,000	-
UTILITY - POTABLE WATER		100	100	100	100	-
POND MAINTENANCE	4,110	4,110	8,220	8,220	8,631	411
LANDSCAPE MAINTENANCE	17,941	22,259	40,200	41,720	100,000	58,280
LANDSCAPE MAINTENANCE - TRANSIT CENTER			-	-	-	-
LANDSCAPE REPLINSHMENT		5,500	5,500	5,426	5,700	274

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49	IRRIGATION MAINTENANCE		4,000	4,000	4,000	4,200	200
50	FIELD - CONTINGENCY		7,000	7,000	7,500	7,875	375
51	ROAD & ASPHALT IMPROVEMENT			-	-	-	-
52	WATER UTILITY CONNECTIONS			-	-	-	-
53	CAPITAL IMPROVEMENTS - MONUMENT REPAIRS, ETC.			-	-	-	-
54	MAINTENANCE CONTINGENCY	-	-	-	-	100,000	100,000
55	TOTAL FIELD OPERATIONS & MAINTENANCE	56,826	81,426	138,252	141,174	300,714	159,540
56						-	
57	TOTAL EXPENDITURES	108,411	139,440	247,851	251,065	415,551	164,486
58							
59	EXCESS OF REV. OVER/(UNDER) EXPEND.	61,452	(57,839)	3,613	-	-	-
60	FUND BALANCE - BEGINNING	62,708		62,708	11,619	-	-
61	LESS FUND BALANCE FORWARD				-	-	-
62	FUND BALANCE - ENDING	124,160		66,321	11,619	-	-

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS/SCOPE OF SERVICE
1	EXPENDITURES		
2	ADMINISTRATIVE EXPENSES		
3	SUPERVISOR COMPENSATION	-	5 supervisors for 8 meetings
4	PAYROLL TAXES	-	7.65% of total payroll
5	PAYROLL SERVICES	-	\$60 per month plus \$25 EOY
6	DISTRICT MANAGEMENT	32,960	District Mgmt. (3% increase)
7	FACILITY RENTAL	450	\$75 PER MEETING. The budget considers 6 meetings
8	REGULATORY & PERMIT FEES	175	
9	RECORD STORAGE / ARCHIVING	600	
10	MISCELLANEOUS FEES	500	
11	AUDITING SERVICES	3,725	Berger, Toombs et. al. for FY ending 2021-2023
12	LEGAL ADVERTISING	1,000	
13	BANK FEES	250	Wires, check printing, etc.
14	DISTRICT ENGINEER	7,500	3/14/2022: Confirmed fee with DE
15	LEGAL SERVICES - GENERAL	20,000	3/12/2022: Confirmed fee with DC
16	LEGAL SERVICES - REDEVELOPMENT RELATED WORK	-	
17	WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	ADA compliance of Website and remediation of 750 pages of documents. An additional \$500 to DPGF for maintenance of content and upload of documentations
18	ADMINISTRATIVE CONTINGENCY	500	
19	ASSESSMENT COLLECTION FEES	8,000	
20	TOTAL GENERAL ADMINISTRATION	77,675	
21			
22	INSURANCE:		
23	INSURANCE (Public Officials, Liab., Prop. & Casualty)	10,562	Assumes a 20% increase
24	TOTAL INSURANCE	10,562	
25			
26	DEBT SERVICE ADMINISTRATION:		
27	DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	
28	ARBITRAGE REBATE CALCULATION	1,100	Series 2015 (2005 Project) & Series 2015 (2007 Project)
29	BOND AMORTIZATION	500	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMONUT	COMMENTS/SCOPE OF SERVICE
30	TRUSTEE FEES	20,000	
31	TOTAL DEBT SERVICE ADMINISTRATION	26,600	
32			
33	FIELD OPERATIONS & MAINTENANCE:		
34	UTILITY - ELECTRICITY	1,000	
35	UTILITY - STREETLIGHTS	68,208	
36	UTILITY - WATER (RECLAIMED)	5,000	
37	UTILITY - POTABLE WATER	100	
38	POND MAINTENANCE	8,631	Assumes a 4% increase
39	LANDSCAPE MAINTENANCE	100,000	Based on new proposal obtained on 2/23/2022 plus ~ \$25,000 for clean up of monuments and new plantings
40	LANDSCAPE MAINTENANCE - TRANSIT CENTER	-	Landscape maintenance of the City Transit Center at \$650 monthly
41	LANDSCAPE REPLINSHMENT	5,700	
42	IRRIGATION MAINTENANCE	4,200	AUTO RENEWS ANNUALLY UNLESS TERMINATED.
43	FIELD - CONTINGENCY	7,875	
44	ROAD & ASPHALT IMPROVEMENT	-	
45	WATER UTILITY CONNECTIONS	-	
46	CAPITAL IMPROVEMENTS - MONUMENT REPAIRS, ETC.	-	
47	MAINTENANCE CONTINGENCY	100,000	New line
48	TOTAL FIELD OPERATIONS & MAINTENANCE	300,714	
49			
50	TOTAL EXPENDITURES	415,551	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET \$415,551.00

COLLECTION COSTS \$13,404.87

EARLY PAYMENT DISCOUNT \$17,873.16

GROSS O&M ASSESSMENT \$446,829.03

LAND USE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2015 DEBT SERVICE	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT
RETAIL (AA1 - SQ.FT.)	168,159	168,159	0.00293	493.4	19.3%	\$86,299.51	\$0.51
RETAIL (AA2 - SQ.FT.)	548,814	-	0.00293	1610.4	63.0%	\$281,652.37	\$0.51
MULTI-FAMILY	451	-	1.00000	451.0	17.7%	\$78,877.15	\$174.89
	<u>717,424</u>	<u>168,159</u>		<u>2554.9</u>	<u>100.0%</u>	<u>\$446,829.03</u>	
LESS: Polk County Collection Costs (3%) and Early Payment Discounts (4%):						<u>-\$31,278.03</u>	
Net Revenue to be Collected						<u>\$415,551.00</u>	

LAND USE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE	TOTAL PER UNIT
RETAIL (AA1 - SQ.FT.)	\$0.51	\$1.29	\$1.80
RETAIL (AA2 - SQ.FT.)	\$0.51		\$0.51
MULTI-FAMILY	\$174.89		\$174.89

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2015 (2005)	SERIES 2015 (2007)	FY 2023 TOTAL
REVENUE			
NET SPECIAL ASSESSMENTS	\$ 91,951	108,990	\$ 200,941
TOTAL REVENUE	91,951	108,990	200,941
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2023	26,307	33,450	59,757
November 1, 2023	25,082	32,160	57,242
PRINCIPAL PAYMENT			
May 1, 2023	40,000	43,000	83,000
TOTAL EXPENDITURES	91,389	108,610	199,999
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 563	\$ 380	\$ 943

NET DEBT SERVICE	\$ 200,941.25
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 15,124.61
GROSS DEBT SERVICE ASSESSMENTS	\$ 216,065.86

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
SERIES 2015 (2005A PROJECT) DEBT SERVICE - \$1,105,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
					1,105,000
5/1/2015	25,000	6.125%	33,841		1,080,000
11/1/2015		6.125%	33,075	91,916	1,080,000
5/1/2016	26,000	6.125%	33,075		1,054,000
11/1/2016		6.125%	32,279	91,354	1,054,000
5/1/2017	28,000	6.125%	32,279		1,026,000
11/1/2017		6.125%	31,421	91,700	1,026,000
5/1/2018	30,000	6.125%	31,421		996,000
11/1/2018		6.125%	30,503	91,924	996,000
5/1/2019	31,000	6.125%	30,503		965,000
11/1/2019		6.125%	29,553	91,056	965,000
5/1/2020	33,000	6.125%	29,553		932,000
11/1/2020		6.125%	28,543	91,096	932,000
5/1/2021	35,000	6.125%	28,543		897,000
11/1/2021		6.125%	27,471	91,013	897,000
5/1/2022	38,000	6.125%	27,471		859,000
11/1/2022		6.125%	26,307	91,778	859,000
5/1/2023	40,000	6.125%	26,307		819,000
11/1/2023		6.125%	25,082	91,389	819,000
5/1/2024	43,000	6.125%	25,082		776,000
11/1/2024		6.125%	23,765	91,847	776,000
5/1/2025	45,000	6.125%	23,765		731,000
11/1/2025		6.125%	22,387	91,152	731,000
5/1/2026	48,000	6.125%	22,387		683,000
11/1/2026		6.125%	20,917	91,304	683,000
5/1/2027	51,000	6.125%	20,917		632,000
11/1/2027		6.125%	19,355	91,272	632,000

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FISCAL YEAR 2022-2023 PROPOSED BUDGET
SERIES 2015 (2005A PROJECT) DEBT SERVICE - \$1,105,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
5/1/2028	54,000	6.125%	19,355		578,000
11/1/2028		6.125%	17,701	91,056	578,000
5/1/2029	58,000	6.125%	17,701		520,000
11/1/2029		6.125%	15,925	91,626	520,000
5/1/2030	62,000	6.125%	15,925		458,000
11/1/2030		6.125%	14,026	91,951	458,000
5/1/2031	65,000	6.125%	14,026		393,000
11/1/2031		6.125%	12,036	91,062	393,000
5/1/2032	69,000	6.125%	12,036		324,000
11/1/2032		6.125%	9,923	90,958	324,000
5/1/2033	74,000	6.125%	9,923		250,000
11/1/2033		6.125%	7,656	91,579	250,000
5/1/2034	78,000	6.125%	7,656		172,000
11/1/2034		6.125%	5,268	90,924	172,000
5/1/2035	83,000	6.125%	5,268		89,000
11/1/2035		6.125%	2,726	90,993	89,000
5/1/2036	89,000	6.125%	2,726		-
11/1/2036		6.125%	-	91,726	-
	1,105,000		905,673	2,010,673	

MAXIMUM ANNUAL DEBT SERVICE: 91,951

(a) For budgetary purposes only.

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
SERIES 2015 (2007A PROJECT) DEBT SERVICE - \$1,380,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
					1,380,000
5/1/2015	27,000	6.000%	41,400		1,353,000
11/1/2015		6.000%	40,590	108,990	1,353,000
5/1/2016	28,000	6.000%	40,590		1,325,000
11/1/2016		6.000%	39,750	108,340	1,325,000
5/1/2017	30,000	6.000%	39,750		1,295,000
11/1/2017		6.000%	38,850	108,600	1,295,000
5/1/2018	32,000	6.000%	38,850		1,263,000
11/1/2018		6.000%	37,890	108,740	1,263,000
5/1/2019	34,000	6.000%	37,890		1,229,000
11/1/2019		6.000%	36,870	108,760	1,229,000
5/1/2020	36,000	6.000%	36,870		1,193,000
11/1/2020		6.000%	35,790	108,660	1,193,000
5/1/2021	38,000	6.000%	35,790		1,155,000
11/1/2021		6.000%	34,650	108,440	1,155,000
5/1/2022	40,000	6.000%	34,650		1,115,000
11/1/2022		6.000%	33,450	108,100	1,115,000
5/1/2023	43,000	6.000%	33,450		1,072,000
11/1/2023		6.000%	32,160	108,610	1,072,000
5/1/2024	46,000	6.000%	32,160		1,026,000
11/1/2024		6.000%	30,780	108,940	1,026,000
5/1/2025	48,000	6.000%	30,780		978,000
11/1/2025		6.000%	29,340	108,120	978,000
5/1/2026	51,000	6.000%	29,340		927,000
11/1/2026		6.000%	27,810	108,150	927,000
5/1/2027	55,000	6.000%	27,810		872,000
11/1/2027		6.000%	26,160	108,970	872,000

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 PROPOSED BUDGET
SERIES 2015 (2007A PROJECT) DEBT SERVICE - \$1,380,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
5/1/2028	58,000	6.000%	26,160		814,000
11/1/2028		6.000%	24,420	108,580	814,000
5/1/2029	61,000	6.000%	24,420		753,000
11/1/2029		6.000%	22,590	108,010	753,000
5/1/2030	65,000	6.000%	22,590		688,000
11/1/2030		6.000%	20,640	108,230	688,000
5/1/2031	69,000	6.000%	20,640		619,000
11/1/2031		6.000%	18,570	108,210	619,000
5/1/2032	73,000	6.000%	18,570		546,000
11/1/2032		6.000%	16,380	107,950	546,000
5/1/2033	78,000	6.000%	16,380		468,000
11/1/2033		6.000%	14,040	108,420	468,000
5/1/2034	83,000	6.000%	14,040		385,000
11/1/2034		6.000%	11,550	108,590	385,000
5/1/2035	88,000	6.000%	11,550		297,000
11/1/2035		6.000%	8,910	108,460	297,000
5/1/2036	93,000	6.000%	8,910		204,000
11/1/2036		6.000%	6,120	108,030	204,000
5/1/2037	99,000	6.000%	6,120		105,000
11/1/2037		6.000%	3,150	108,270	105,000
5/1/2038	105,000	6.000%	3,150	108,150	-
11/1/2038					
	1,380,000		1,222,320	2,602,320	

MAXIMUM ANNUAL DEBT SERVICE: 108,990

(a) For budgetary purposes only.