

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 ADOTPED	VARIANCE FY23 TO FY24
1 REVENUE			
2 ON ROLL SPECIAL ASSESSMENTS	\$ 415,551	\$ 463,213	\$ 47,662
4 MISCELLANEOUS REVENUE	-	-	-
5 INTEREST REVENUE	-	-	-
7 TOTAL REVENUE	415,551	463,213	47,662
8 EXPENDITURES			
9 ADMINISTRATIVE EXPENSES			
10 SUPERVISOR COMPENSATION	-	3,600	3,600
13 DISTRICT MANAGEMENT	32,960	34,608	1,648
14 FACILITY RENTAL	450	2,000	1,550
15 REGULATORY & PERMIT FEES	175	175	-
16 RECORD STORAGE / ARCHIVING	600	600	-
17 MISCELLANEOUS FEES	500	500	-
18 AUDITING SERVICES	3,725	3,725	-
19 LEGAL ADVERTISING	1,000	2,500	1,500
20 BANK FEES	250	250	-
21 DISTRICT ENGINEER	7,500	10,000	2,500
22 LEGAL SERVICES - GENERAL	20,000	25,000	5,000
24 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	2,015	-
25 ADMINISTRATIVE CONTINGENCY	500	500	-
26 ASSESSMENT COLLECTION FEES	8,000	8,000	-
27 TOTAL GENERAL ADMINISTRATION	77,675	93,473	15,798
28 INSURANCE:			
30 INSURANCE (Public Officals,Liab., Prop. & Casualty)	10,562	10,740	178
31 TOTAL INSURANCE	10,562	10,740	178
32 DEBT SERVICE ADMINISTRATION:			
34 DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	5,000	-

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY 2023 ADOPTED	FY 2024 ADOTPED	VARIANCE FY23 TO FY24
35	ARBITRAGE REBATE CALCULATION	1,100	1,300	200
36	BOND AMORTIZATION	500	500	-
37	TRUSTEE FEES	20,000	18,000	(2,000)
38	TOTAL DEBT SERVICE ADMINISTRATION	26,600	24,800	(1,800)
39				
40	FIELD OPERATIONS & MAINTENANCE:			
41	UTILITY - ELECTRICITY	1,000	-	(1,000)
42	UTILITY - STREETLIGHTS	68,208	-	(68,208)
43	UTILITY - ELECTRICITY & STREETLIGHTS		80,000	80,000
44	UTILITY - WATER (RECLAIMED)	5,000	4,500	(500)
45	UTILITY - POTABLE WATER	100	-	(100)
46	POND MAINTENANCE	8,631	9,500	869
47	LANDSCAPE MAINTENANCE	100,000	100,000	-
49	LANDSCAPE REPLINSHMENT	5,700	-	(5,700)
50	IRRIGATION MAINTENANCE	4,200	4,200	-
51	FIELD - CONTINGENCY	7,875	6,000	(1,875)
54	CAPITAL IMPROVEMENTS - MONUMENT REPAIRS, ETC.	-	20,000	20,000
55	SECURITY PATROL		60,000	60,000
56	MAINTENANCE CONTINGENCY	100,000	50,000	(50,000)
57	TOTAL FIELD OPERATIONS & MAINTENANCE	300,714	334,200	33,486
58				
59	TOTAL EXPENDITURES	415,551	463,213	47,662
60				
61	EXCESS OF REV. OVER/(UNDER) EXPEND.	-	-	-

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ADOPTED
1 REVENUES	
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 50,000
3 INTEREST ¹	
4 TOTAL REVENUES	50,000
5	
6 EXPENDITURES	
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	
9 TOTAL EXPENDITURES	-
10	
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	50,000
12	
13 OTHER FINANCING SOURCES & USES	
14 TRANSFER IN FROM GENERAL FUND	-
15 TOTAL OTHER FINANCING SOURCES & USES	-
16	
17 FUND BALANCE - BEGINNING - UNAUDITED	-
18 NET CHANGE IN FUND BALANCE	50,000
19 FUND BALANCE - ENDING - PROJECTED	50,000
20 COMMITTED	
21 FUTURE CAPITAL IMPROVEMENTS	
22 ASSIGNED	
23 WORKING CAPITAL	
24 FUND BALANCE - ENDING	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS/SCOPE OF SERVICE
1	EXPENDITURES		
2	ADMINISTRATIVE EXPENSES		
3	SUPERVISOR COMPENSATION	3,600	3 supervisors for 6 meetings
6	DISTRICT MANAGEMENT	34,608	District Mgmt. (5% increase over FY 2023)
7	FACILITY RENTAL	2,000	
8	REGULATORY & PERMIT FEES	175	Set by Statute for Department of Economic Opportunity
9	RECORD STORAGE / ARCHIVING	600	
10	MISCELLANEOUS FEES	500	
11	AUDITING SERVICES	3,725	Berger, Toombs et. al. for FY ending 9/2023
12	LEGAL ADVERTISING	2,500	Approximately \$250 per legal advertisement
13	BANK FEES	250	Wires, check printing, etc.
14	DISTRICT ENGINEER	10,000	3/14: Confirmed with District Engineer
15	LEGAL SERVICES - GENERAL	25,000	3/8 Confirmed with District Counsel
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	93,473	
21			
22	INSURANCE:		
23	INSURANCE (Public Officials, Liab., Prop. & Casualty)	10,740	Assumes a 20% increase over FY 2023 actual rate of \$8949.00
24	TOTAL INSURANCE	10,740	
25			
26	DEBT SERVICE ADMINISTRATION:		
27	DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	Vesta District Services Fee
28	ARBITRAGE REBATE CALCULATION	1,300	Series 2015 (2005 Project) & Series 2015 (2007 Project)
29	BOND AMORTIZATION	500	Vesta District Services Fee
30	TRUSTEE FEES	18,000	Decrease of \$2000 from previous years
31	TOTAL DEBT SERVICE ADMINISTRATION	24,800	
32			
33	FIELD OPERATIONS & MAINTENANCE:		
34	UTILITY - ELECTRICITY & STREETLIGHTS	80,000	Combine into 1 line for Utilities--Streetlights and Electric

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMONUT	COMMENTS/SCOPE OF SERVICE
35	UTILITY - WATER (RECLAIMED)	4,500	Decrease of \$500 from previous years
36	UTILITY - POTABLE WATER	-	Decrease of \$100 from previous years
37	POND MAINTENANCE	9,500	Assumes a 15% increase over FY 2023 actual rate of \$8220; contract on auto renewal
38	LANDSCAPE MAINTENANCE	100,000	Yellowstone Landscape base contract \$73,500 expires 9/30/2025
39	LANDSCAPE MAINTENANCE - TRANSIT CENTER	-	
40	LANDSCAPE REPLINSHMENT	-	
41	IRRIGATION MAINTENANCE	4,200	Repairs of irrigation system identified by Yellowstone
42	FIELD - CONTINGENCY	6,000	Decrease of \$1875 from previous year
45	CAPITAL IMPROVEMENTS - MONUMENT REPAIRS, ETC.	20,000	Entry Monument Repair
46	SECURITY PATROL	60,000	New Line (based on 8 hours per day x 7 days per week)
47	MAINTENANCE CONTINGENCY	50,000	
48	TOTAL FIELD OPERATIONS & MAINTENANCE	334,200	
49			
50	TOTAL EXPENDITURES	463,213	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

NET ADMIN O&M BUDGET	\$129,013.00
COLLECTION COSTS	\$4,161.71
EARLY PAYMENT DISCOUNT	\$5,548.95
GROSS O&M ASSESSMENT	\$138,723.66

NET FIELD O&M BUDGET	\$334,200.00
COLLECTION COSTS	\$10,780.65
EARLY PAYMENT DISCOUNT	\$14,374.19
GROSS O&M ASSESSMENT	\$359,354.84

NET RESERVE BUDGET	\$50,000.00
COLLECTION COSTS	\$1,612.90
EARLY PAYMENT DISCOUNT	\$2,150.54
GROSS RESERVE ASSESSMENT	\$53,763.44

LAND USE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT ⁽¹⁾					ALLOCATION OF RESERVE ASSESSMENT				
	O&M	SERIES 2015 DEBT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT
RETAIL (AA1 - SQ.FT.)	168,159	168,159	0.00293	493.44	13%	\$18,718.96	\$0.11	0.00293	493.44	14%	\$51,896.27	\$0.31	0.00293	493.44	13%	\$7,254.68	\$0.04
RETAIL (AA2 - SQ.FT.)	735,551	-	0.00293	2158.37	59%	\$81,879.33	\$0.11	0.00293	2158.37	63%	\$227,001.55	\$0.31	0.00293	2158.37	59%	\$31,732.98	\$0.04
MULTI-FAMILY (UNITS)	765	-	1.00000	765.00	21%	\$29,020.80	\$37.94	1.00000	765.00	22%	\$80,457.01	\$105.17	1.00000	765.00	21%	\$11,247.24	\$14.70
UNDEVELOPED MULTI-FAMILY	240	-	1.00000	240.00	7%	\$9,104.56	\$37.94						1.00000	240.00	7%	\$3,528.55	\$14.70
	904,715	168,159		3656.81	100%	\$138,723.66			3416.81	100%	\$359,354.84			3656.81	100%	\$53,763.44	

LAND USE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE	TOTAL PER UNIT
RETAIL (AA1 - SQ.FT.)	\$0.46	\$1.29	\$1.75
RETAIL (AA2 - SQ.FT.)	\$0.46		\$0.46
MULTI-FAMILY (UNITS)	\$157.81		\$157.81
UNDEVELOPED MULTI-FAMILY	\$52.64		\$52.64

Footnotes:
(1) Field O&M assessments will be applied to all parcels once developed.

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2015 (2005)	SERIES 2015 (2007)	FY 2024 TOTAL
REVENUE			
NET SPECIAL ASSESSMENTS	\$ 91,951	108,990	\$ 200,941
TOTAL REVENUE	91,951	108,990	200,941
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2024	25,082	32,160	57,242
November 1, 2024	23,765	30,780	54,545
PRINCIPAL PAYMENT			
May 1, 2024	43,000	46,000	89,000
TOTAL EXPENDITURES	91,847	108,940	200,787
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 104	\$ 50	\$ 154

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 2023-2024 ADOPTED 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
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 2023-2024 ADOPTED 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
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.