

TAMPA PALMS OPEN SPACE AND TRANSPORTATION
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2016

Version 1 - Approved Tentative Budget:
(Approved at May 5, 2015 meeting)

Prepared by:



TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund 003	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
General Fund 006	
Summary of Revenues, Expenditures and Changes in Fund Balances	4-5
Exhibit B - Allocation of Fund Balances	6
General Fund 007	
Summary of Revenues, Expenditures and Changes in Fund Balances	7-8
Exhibit C - Allocation of Fund Balances	9
Budget Narrative	10-14
<u>DEBT SERVICE BUDGETS</u>	
Series 1997 & 1999	
Summary of Revenues, Expenditures and Changes in Fund Balances	15
Amortization Schedule	16-17
Series 1996	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
Amortization Schedule	19
Series 2004	
Summary of Revenues, Expenditures and Changes in Fund Balances	20
Amortization Schedule	21
Budget Narrative	22
<u>SUPPORTING BUDGET SCHEDULES</u>	
2015-2016 Non-Ad Valorem Assessment Summary	23-24

Tampa Palms Open Space and Transportation
Community Development District

Operating Budget
Fiscal Year 2016

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 3-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU MAR-2015	APR - SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 3,215	\$ 2,500	\$ 870	\$ 1,630	\$ 2,500	\$ 2,500
Net Incr (Decr) In FMV-Invest	(176)	-	-	-	-	-
Interest - Tax Collector	395	-	16	-	16	-
Special Assmnts- Tax Collector	178,623	172,682	165,941	6,741	172,682	172,682
Special Assmnts- Developer	115,439	112,694	-	112,694	112,694	113,135
Special Assmnts- Delinquent	-	-	11	-	11	-
Special Assmnts- Discounts	(6,727)	(6,907)	(6,494)	-	(6,494)	(6,907)
Other Miscellaneous Revenues	203	-	-	-	-	-
TOTAL REVENUES	290,972	280,969	160,344	121,065	281,409	281,410
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	3,143	3,429	1,657	1,772	3,429	3,429
FICA Taxes	240	262	127	136	263	262
ProfServ-Engineering	299	3,000	725	1,500	2,225	3,000
ProfServ-Legal Services	1,432	4,000	308	2,000	2,308	4,000
ProfServ-Mgmt Consulting Serv	31,541	32,487	19,605	12,882	32,487	32,487
ProfServ-Property Appraiser	3,410	3,454	3,189	135	3,324	3,454
ProfServ-Trustee Fees	4,310	4,963	1,859	3,104	4,963	4,963
Auditing Services	3,993	3,993	3,993	-	3,993	3,993
Communication - Telephone	1	-	-	-	-	-
Postage and Freight	495	750	76	400	476	750
Insurance - General Liability	6,418	8,259	4,479	1,828	6,307	8,409
Printing and Binding	922	1,000	47	850	897	1,000
Legal Advertising	66	750	-	700	700	750
Miscellaneous Services	240	500	137	137	274	500
Misc-Assessmnt Collection Cost	2,526	3,454	3,189	135	3,324	3,454
Office Supplies	1,303	200	-	100	100	200
Annual District Filing Fee	54	55	54	-	54	55
Total Administrative	60,393	70,556	39,445	25,678	65,123	70,705
<i>Field</i>						
ProfServ-Field Management	5,377	5,813	3,088	2,725	5,813	6,104
Contracts-Landscape	84,514	90,000	38,577	51,423	90,000	90,000
Contracts-Landscape Consultant	7,200	7,200	3,600	3,600	7,200	7,200
Communication - Telephone	2,773	3,000	1,490	1,490	2,980	3,000
Electricity - Streetlighting	51,592	51,600	25,637	25,637	51,274	51,600
R&M-Irrigation	3,900	20,000	2,613	10,000	12,613	20,000
R&M-Landscape Renovations	-	10,000	7,425	2,575	10,000	10,000
R&M-Ponds	10,800	10,800	5,400	5,400	10,800	10,800
R&M-Street Signs	3,495	3,000	-	1,500	1,500	3,000
Misc-Holiday Decor	3,742	5,000	3,300	-	3,300	5,000
Reserve - Monuments/Signage	-	3,000	-	-	-	3,000
Reserve - Ponds	-	1,000	-	-	-	1,000
Total Field	173,393	210,413	91,130	104,350	195,480	210,704

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 3-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU MAR-2015	PROJECTED APR - SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
TOTAL EXPENDITURES	233,786	280,969	130,575	130,028	260,603	281,409
Excess (deficiency) of revenues						
Over (under) expenditures	57,186	-	29,769	(8,963)	20,806	0
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	0
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	0
Net change in fund balance	57,186	-	29,769	(8,963)	20,806	1
FUND BALANCE, BEGINNING	611,964	669,150	669,150	-	669,150	689,956
FUND BALANCE, ENDING	\$ 669,150	\$ 669,150	\$ 698,919	\$ (8,963)	\$ 689,956	\$ 689,956

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 689,956
Net Change in Fund Balance - Fiscal Year 2016	1
Reserves - Fiscal Year 2016 Additions	4,000
Total Funds Available (Estimated) - 9/30/2016	693,956

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits		8,400
	Subtotal	<u>8,400</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		70,352 ⁽¹⁾
Reserves - Irrigation/Landscape	38,500 ⁽²⁾	38,500
Reserves - Monuments/Signage	11,234 ⁽²⁾	
FY 2015 Reserve Funding	3,000	
FY 2016 Reserve Funding	3,000	17,234
Reserves - Ponds	15,500 ⁽²⁾	
FY 2015 Reserve Funding	1,000	
FY 2016 Reserve Funding	1,000	17,500
	Subtotal	<u>143,586</u>

Total Allocation of Available Funds	151,986
--	----------------

Total Unassigned (undesignated) Cash	\$ 541,970
---	-------------------

Notes

- (1) Represents approximately 3 months of operating expenditures
 (2) Reserve balance as of March 31, 2014

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 6-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU MAR-2015	APR - SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 3,126	\$ 2,000	\$ 807	\$ 1,193	\$ 2,000	\$ 2,000
Net Incr (Decr) In FMV-Invest	(462)	-	-	-	-	-
Interest - Tax Collector	314	-	13	-	13	-
Special Assmnts- Tax Collector	318,456	318,600	306,307	12,293	318,600	324,972
Special Assmnts- Delinquent	-	-	20	-	20	-
Special Assmnts- Discounts	(11,993)	(12,744)	(11,987)	-	(11,987)	(12,999)
Other Miscellaneous Revenues	156	-	-	-	-	-
TOTAL REVENUES	309,597	307,856	295,160	13,486	308,646	313,974
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	3,143	3,429	1,657	1,772	3,429	3,429
FICA Taxes	240	262	127	136	263	262
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Engineering	226	2,500	-	1,250	1,250	2,500
ProfServ-Legal Services	693	2,500	21	1,250	1,271	2,500
ProfServ-Mgmt Consulting Serv	23,902	24,619	14,262	10,357	24,619	24,619
ProfServ-Property Appraiser	6,080	6,372	5,886	246	6,132	6,499
ProfServ-Trustee Fees	3,233	4,025	3,717	-	3,717	3,717
Auditing Services	3,472	3,472	3,472	-	3,472	3,472
Communication - Telephone	1	-	-	-	-	-
Postage and Freight	379	750	57	500	557	750
Insurance - General Liability	6,418	8,259	4,479	1,828	6,307	8,409
Printing and Binding	697	750	36	600	636	750
Legal Advertising	50	500	-	500	500	500
Miscellaneous Services	224	500	125	125	250	500
Misc-Assessmnt Collection Cost	4,504	6,372	5,886	246	6,132	6,372
Office Supplies	984	250	-	125	125	250
Annual District Filing Fee	41	41	41	-	41	41
Total Administrative	54,887	65,201	40,366	18,934	59,300	65,171
<i>Field</i>						
ProfServ-Field Management	9,733	9,733	-	9,733	9,733	10,220
Contracts-Janitorial Services	3,865	3,000	3,120	3,120	6,240	6,000
Contracts-Security Services	10,691	12,000	1,625	10,375	12,000	12,000
Contracts-Landscape	19,655	35,000	14,802	20,198	35,000	35,000
Communication - Telephone	1,008	1,100	587	587	1,174	1,200
Electricity - Streetlighting	129,550	137,300	61,686	61,686	123,372	137,300
Utility - Water	3,210	2,500	1,027	1,027	2,054	2,500
R&M-Equipment	6,683	10,000	3,752	3,752	7,504	10,000
R&M-Ponds	1,320	1,320	660	660	1,320	1,320
R&M-Pools	9,318	7,000	2,975	4,025	7,000	7,000
R&M-Streetlights	1,030	5,000	950	4,050	5,000	5,000
Misc-Holiday Lighting	4,400	4,500	4,400	-	4,400	4,500
Misc-Contingency	2,901	3,192	538	2,654	3,192	3,192

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 6-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU MAR-2015	APR - SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
Op Supplies - General	4,182	3,000	1,933	1,067	3,000	3,000
Capital Outlay	-	-	-	-	-	2,561
Reserve - Clubhouse/Cabana	-	2,000	-	-	-	2,000
Reserve - Fences	-	1,000	-	-	-	1,000
Reserve - Parking Lot	-	5,000	-	-	-	5,000
Reserve -Highwoods Streelights	-	10	-	-	-	10
Total Field	207,546	242,655	98,055	122,934	220,989	248,803
TOTAL EXPENDITURES	262,433	307,856	138,421	141,868	280,289	313,974
Excess (deficiency) of revenues						
Over (under) expenditures	47,164	-	156,739	(128,382)	28,357	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	47,164	-	156,739	(128,382)	28,357	-
FUND BALANCE, BEGINNING	545,297	592,461	592,461	-	592,461	620,818
FUND BALANCE, ENDING	\$ 592,461	\$ 592,461	\$ 749,200	\$ (128,382)	\$ 620,818	\$ 620,818

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund

Exhibit "B" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 620,818
Net Change in Fund Balance - Fiscal Year 2016	-
Reserves - Fiscal Year 2016 Additions	8,010
Total Funds Available (Estimated) - 9/30/2016	628,828

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	20,248
Subtotal	<u>20,248</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		78,493 ⁽¹⁾
Reserves - Court Amenities	13,305 ⁽²⁾	13,305
Reserves - Clubhouse/Cabana	-	
FY 2015 Reserve Funding	2,000	
FY 2016 Reserve Funding	2,000	4,000
Reserves - Fences	41,959 ⁽²⁾	
FY 2015 Reserve Funding	1,000	
FY 2016 Reserve Funding	1,000	43,959
Reserves - Irrigation/Landscape	8,870 ⁽²⁾	8,870
Reserves - Monuments/Signage	8,870 ⁽²⁾	8,870
Reserves - Parking Lot	10,000 ⁽²⁾	
FY 2015 Reserve Funding	5,000	
FY 2016 Reserve Funding	5,000	20,000
Reserves - Ponds	8,870 ⁽²⁾	8,870
Reserves - Highwoods Streelights	20 ⁽²⁾	
FY 2015 Reserve Funding	10	
FY 2016 Reserve Funding	10	40
Reserves - Swimming Pools	35,480 ⁽²⁾	35,480
Subtotal		<u>221,887</u>

Total Allocation of Available Funds	242,135
--	----------------

Total Unassigned (undesignated) Cash	\$ 386,692
---	-------------------

Notes

- (1) Represents approximately 3 months of operating expenditures
(2) Reserve balance as of March 31, 2014

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 7-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU MAR-2015	APR - SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 5,672	\$ 5,000	\$ 1,434	\$ 3,566	\$ 5,000	\$ 5,000
Room Rentals	5,776	6,500	2,179	4,321	6,500	6,500
Net Incr (Decr) In FMV-Invest	(671)	-	-	-	-	-
Interest - Tax Collector	659	-	26	-	26	-
Special Assmnts- Tax Collector	814,802	815,957	784,243	31,714	815,957	832,276
Special Assmnts- Delinquent	-	-	51	-	51	-
Special Assmnts- Discounts	(30,685)	(32,638)	(30,690)	-	(30,690)	(33,291)
Other Miscellaneous Revenues	2,018	3,000	3,292	1,500	4,792	3,000
Amenities Revenue	819	-	5	-	5	-
TOTAL REVENUES	798,390	797,819	760,540	41,101	801,641	813,485
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	4,714	5,143	2,486	2,657	5,143	5,143
FICA Taxes	361	393	190	203	393	393
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	511	5,000	2,157	2,500	4,657	5,000
ProfServ-Legal Services	4,452	4,000	41	2,000	2,041	4,000
ProfServ-Mgmt Consulting Serv	46,599	47,997	27,929	20,068	47,997	47,997
ProfServ-Property Appraiser	15,557	16,319	15,071	634	15,705	16,646
ProfServ-Trustee Fees	3,500	4,025	-	4,025	4,025	4,025
Auditing Services	5,035	5,035	5,035	-	5,035	5,035
Communication - Telephone	1	-	-	-	-	-
Postage and Freight	724	1,000	112	700	812	1,000
Insurance - General Liability	8,445	10,846	5,881	2,401	8,282	11,045
Printing and Binding	1,367	1,200	70	1,100	1,170	1,200
Legal Advertising	99	1,000	-	900	900	1,000
Miscellaneous Services	410	1,000	220	220	440	1,000
Misc-Assessmnt Collection Cost	11,524	16,319	15,071	634	15,705	16,646
Office Supplies	1,931	300	-	150	150	300
Annual District Filing Fee	80	80	80	-	80	80
Total Administrative	106,310	120,657	75,343	38,193	113,536	121,509
<i>Field</i>						
Payroll-Salaries	140,606	155,670	59,264	96,406	155,670	150,000
FICA Taxes	12,439	11,909	4,761	7,375	12,136	11,475
Workers' Compensation	5,005	5,474	3,968	1,310	5,278	6,026
Contracts-Janitorial Services	8,620	9,000	6,345	6,345	12,690	12,700
Contracts-Security Services	4,498	7,000	674	5,000	5,674	7,000
Contracts-Landscape	44,814	61,000	29,605	31,395	61,000	65,000
Communication - Teleph - Field	5,612	5,700	2,946	2,946	5,892	5,900
Electricity - Streetlighting	225,185	234,150	112,853	112,853	225,706	235,300
Utility - Water	6,404	5,000	1,344	1,344	2,688	5,000
Utility - Refuse Removal	5,245	4,000	2,764	2,764	5,528	5,550
Rentals & Leases	-	-	1,569	9,414	10,983	18,828

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 7-General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	BUDGET FY 2015	THRU MAR-2015	APR - SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
R&M-General	39,460	20,000	27,453	12,500	39,953	25,000
R&M-Pest Control	822	1,000	411	411	822	822
R&M-Ponds	4,200	4,200	2,100	2,100	4,200	4,200
R&M-Pools	24,117	20,000	10,995	10,995	21,990	22,000
Misc-Clubhouse Activities	-	2,000	3,850	3,850	7,700	3,500
Misc-Contingency	15,392	10,000	6,267	6,267	12,534	10,000
Op Supplies - General	30,468	12,000	8,162	8,162	16,324	16,325
Cap Outlay-Machinery and Equip	89,640	49,059	14,245	34,814	49,059	27,350
Reserve - Clubhouse	-	15,000	-	-	-	15,000
Reserve - Court Amenities	600	12,000	-	-	-	12,000
Reserve - Irrigation/Landscape	-	6,000	-	-	-	6,000
Reserve - Playground	-	6,000	-	-	-	6,000
Reserve - Ponds	-	6,000	-	-	-	6,000
Reserve - Swimming Pools	-	15,000	-	-	-	15,000
Total Field	663,127	677,162	299,576	356,251	655,827	691,976
TOTAL EXPENDITURES	769,437	797,819	374,919	394,444	769,363	813,485
Excess (deficiency) of revenues Over (under) expenditures	28,953	-	385,621	(353,343)	32,278	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	28,953	-	385,621	(353,343)	32,278	-
FUND BALANCE, BEGINNING	998,070	1,027,024	1,027,024	-	1,027,024	1,059,302
FUND BALANCE, ENDING	\$ 1,027,024	\$ 1,027,024	\$ 1,412,645	\$ (353,343)	\$ 1,059,302	\$ 1,059,302

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 1,059,302
Net Change in Fund Balance - Fiscal Year 2016	-
Reserves - Fiscal Year 2016 Additions	60,000
Total Funds Available (Estimated) - 9/30/2016	1,119,302

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	24,635	
	Subtotal	<u>24,635</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		203,371 ⁽¹⁾
Reserves - Clubhouse	67,500 ⁽²⁾	
FY 2015 Reserve Funding	15,000	
FY 2016 Reserve Funding	15,000	97,500
Reserves - Court Amenities	13,450 ⁽²⁾	
FY 2015 Reserve Funding	12,000	
FY 2016 Reserve Funding	12,000	37,450
Reserves - Irrigation/Landscape	27,000 ⁽²⁾	
FY 2015 Reserve Funding	6,000	
FY 2016 Reserve Funding	6,000	39,000
Reserves - Playground	27,000 ⁽²⁾	
FY 2015 Reserve Funding	6,000	
FY 2016 Reserve Funding	6,000	39,000
Reserves - Ponds	27,000 ⁽²⁾	
FY 2015 Reserve Funding	6,000	
FY 2016 Reserve Funding	6,000	39,000
Reserves - Swimming Pools	22,528 ⁽²⁾	
FY 2015 Reserve Funding	15,000	
FY 2016 Reserve Funding	15,000	52,528
	Subtotal	<u>507,849</u>

Total Allocation of Available Funds	532,484
--	----------------

Total Unassigned (undesignated) Cash	\$ 586,818
---	-------------------

Notes

- (1) Represents approximately 3 months of operating expenditures
- (2) Reserve balance as of March 31, 2014

Budget Narrative
Fiscal Year 2016

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District receives other revenue from vending machine sales and the HOA for picking up trash.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services - Arbitrage Rebate Calculation

The District has a proposal with a company who specializes to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2016**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 2% of the anticipated assessment collections.

Professional Services - Trustee

The District issued Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Communication-Telephone

Telephone and fax transmission expenditures.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes monthly bank charges and other miscellaneous expenses that may be incurred during the year.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Administrative (continued)

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Field

Payroll-Salaried

Payroll for employees utilized in the field for operations and maintenance of District assets.

FICA Taxes

Payroll taxes for employees.

Workers' Compensation

Workers' compensation for employees.

Professional Services-Field Management

This includes employees utilized in the field and office management of all District assets.

Contracts-Janitorial Services

Expenses incurred for cleaning services for the District.

Contracts-Security Service

Expenses incurred for security services for the District.

Contracts-Landscape

The District currently has a contract with a landscape firm to provide landscaping services for the District.

Contracts-Landscape Consultant

The District currently has a contract with a landscape consultant to monitor the quality of the landscaping services.

Communication-Telephone-Field

Telephone and fax machine expenses for field services.

Electricity-Streetlighting

Streetlighting usage for District facilities and assets.

Utility-Water

Water irrigation usage for District facilities and assets.

Utility-Gas

Gas usage for District facilities and assets.

Budget Narrative
Fiscal Year 2016**EXPENDITURES****Field** (continued)**Utility-Refuse Removal**

Refuse removal for District facilities.

R&M-Equipment

This includes the cost to repair or replace equipment of the District.

R&M-General

The District periodically implements needed repairs to ensure maintenance of District assets.

R&M-Irrigation

This includes repairs and maintenance of the irrigation system to ensure proper operation and adequate water for District plantings.

R&M-Landscape Renovations

This includes the cost to install any new landscapes within the District.

R&M-Pest Control

This includes periodic application of pesticides to District facilities to ensure a pest free, safe and healthy environment.

R&M-Ponds

The District currently has a contract with a certified pond maintenance company to ensure the proper flow and function of the storm water system.

R&M-Pools

The District currently utilizes a pool maintenance company to ensure the proper operations and maintenance of the swimming pools.

R&M-Streetlights

This includes the cost to repair or replace streetlights within the District.

R&M-Street Signs

This includes the cost to repair or replace signs within the District.

Misc-Holiday Lighting

This includes the cost of holiday lighting within the District.

Misc-Contingency

The District will utilize contingency funds as needed for unforeseen and/or emergency expenditures.

Operating Supplies-General

The District will provide necessary consumable supplies to operate District facilities.

Capital Outlay-Machinery and Equipment

The District will replace existing equipment or purchase new equipment for District facilities.

Reserve-Clubhouse

The District will set aside funds to ensure repair and/or replacement of the clubhouse.

Reserve-Court Amenities

The District will set aside funds to ensure repair and/or replacement of the court amenities.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Field (continued)

Reserve-Fences

The District will set aside funds to ensure repair and/or replacement of the fences.

Reserve-Highwoods Streetlights

The District will set aside funds to ensure repair and/or replacement of the Highwoods Streetlights.

Reserve-Irrigation/Landscape

The District will set aside funds to ensure repair and/or replacement of the irrigation system and landscape.

Reserve-Playground

The District will set aside funds to ensure repair and/or replacement of the playground.

Reserve-Ponds

The District will set aside funds to ensure repair and/or replacement of the ponds.

Reserve-Swimming Pools

The District will set aside funds to ensure repair and/or replacement of the swimming pools.

Tampa Palms Open Space and Transportation
Community Development District

Debt Service Budgets
Fiscal Year 2016

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 3-Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU MAR-2015	PROJECTED APR - SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 306	\$ -	\$ 175	\$ -	\$ 175	\$ -
Special Assmnts- Tax Collector	697,370	697,905	670,767	27,138	697,905	697,905
Special Assmnts- Developer	367,014	367,014	-	367,014	367,014	367,014
Special Assmnts- Delinquent	-	-	43	-	43	-
Special Assmnts- Discounts	(26,263)	(27,916)	(26,249)	-	(26,249)	(27,916)
TOTAL REVENUES	1,038,427	1,037,003	644,736	394,152	1,038,888	1,037,003
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	13,315	13,958	12,890	543	13,433	13,958
Misc-Assessmnt Collection Cost	9,863	13,958	12,890	543	13,433	13,958
Total Administrative	23,178	27,916	25,780	1,086	26,866	27,916
<i>Debt Service</i>						
Debt Retirement Series A	370,000	400,000	-	400,000	400,000	430,000
Debt Retirement Series B	315,000	340,000	-	340,000	340,000	365,000
Interest Expense Series A	174,400	144,800	72,400	72,400	144,800	112,800
Interest Expense Series B	132,675	109,838	54,919	54,919	109,838	85,188
Total Debt Service	992,075	994,638	127,319	867,319	994,638	992,988
TOTAL EXPENDITURES	1,015,253	1,022,554	153,099	868,404	1,021,503	1,020,904
Excess (deficiency) of revenues Over (under) expenditures	23,174	14,449	491,637	(474,252)	17,385	16,099
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	14,449	-	-	-	16,099
TOTAL OTHER SOURCES (USES)	-	14,449	-	-	-	16,099
Net change in fund balance	23,174	14,449	491,637	(474,252)	17,385	16,099
FUND BALANCE, BEGINNING	518,804	541,978	541,978	-	541,978	559,363
FUND BALANCE, ENDING	\$ 541,978	\$ 556,427	\$ 1,033,615	\$ (474,252)	\$ 559,363	\$ 575,462

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Debt Amortization Series 1997 Special Assessment Revenue Bonds

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal Balance</u>	<u>Fiscal</u>
11/01/15		\$56,400.00	\$1,410,000.00	
05/01/16	\$430,000.00	\$56,400.00	\$980,000.00	\$542,800.00
11/01/16		\$39,200.00	\$980,000.00	
05/01/17	\$470,000.00	\$39,200.00	\$510,000.00	\$548,400.00
11/01/17		\$20,400.00	\$510,000.00	
05/01/18	\$510,000.00	\$20,400.00	\$0.00	\$550,800.00
11/01/18		\$0.00	\$0.00	
totals	<u><u>\$2,180,000.00</u></u>	<u><u>\$551,200.00</u></u>		<u><u>\$2,731,200.00</u></u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Debt Amortization Series 1999 Special Assessment Revenue Bonds

Date	Principal	Interest	Principal Balance	Fiscal
11/01/15		\$42,593.75	\$1,175,000.00	
05/01/16	\$365,000.00	\$42,593.75	\$810,000.00	\$450,187.50
11/01/16		\$29,362.50	\$810,000.00	
05/01/17	\$390,000.00	\$29,362.50	\$420,000.00	\$448,725.00
11/01/17		\$15,225.00	\$420,000.00	
05/01/18	\$420,000.00	\$15,225.00	\$0.00	\$450,450.00
totals	<u>\$1,830,000.00</u>	<u>\$416,875.00</u>		<u>\$2,246,875.00</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 6-Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU MAR-2015	PROJECTED APR - SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 130	\$ -	\$ 65		\$ 65	\$ -
Special Assmnts- Tax Collector	378,355	381,527	362,866	18,661	381,527	381,527
Special Assmnts- Delinquent	-	-	24		24	-
Special Assmnts- Discounts	(14,249)	(15,261)	(14,200)		(14,200)	(15,261)
TOTAL REVENUES	364,236	366,266	348,755	18,661	367,416	366,266
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	7,224	7,631	6,973	373	7,346	7,631
Misc-Assessmnt Collection Cost	5,351	7,631	6,973	373	7,346	7,631
Total Administrative	12,575	15,262	13,946	746	14,692	15,261
<i>Debt Service</i>						
Principal Debt Retirement	245,000	260,000	-	260,000	260,000	280,000
Interest Expense	105,375	87,000	43,500	43,500	87,000	67,500
Total Debt Service	350,375	347,000	43,500	303,500	347,000	347,500
TOTAL EXPENDITURES	362,950	362,262	57,446	304,246	361,692	362,761
Excess (deficiency) of revenues Over (under) expenditures	1,286	4,004	291,309	(285,585)	5,724	3,505
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(37,706)	-	(10,442)	-	(10,442)	-
Contribution to (Use of) Fund Balance	-	4,004	-	-	-	3,505
TOTAL OTHER SOURCES (USES)	(37,706)	4,004	(10,442)	-	(10,442)	3,505
Net change in fund balance	(36,420)	4,004	280,867	(285,585)	(4,718)	3,505
FUND BALANCE, BEGINNING	208,281	171,861	171,861	-	171,861	167,143
FUND BALANCE, ENDING	\$ 171,861	\$ 175,865	\$ 452,728	\$ (285,585)	\$ 167,143	\$ 170,647

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Debt Amortization Series 1996 Capital Improvement Revenue Refunding Bonds

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal Balance</u>	<u>Fiscal</u>
11/01/15		\$33,750.00	\$900,000.00	
05/01/16	\$280,000.00	\$33,750.00	\$620,000.00	\$347,500.00
11/01/16		\$23,250.00	\$620,000.00	
05/01/17	\$300,000.00	\$23,250.00	\$320,000.00	\$346,500.00
11/01/17		\$12,000.00	\$320,000.00	
05/01/18	\$320,000.00	\$12,000.00	\$0.00	\$344,000.00
totals	<u>\$1,405,000.00</u>	<u>\$330,375.00</u>		<u>\$1,735,375.00</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Area 7-Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU MAR-2015	PROJECTED APR - SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES						
Interest - Investments	\$ 172	\$ -	\$ 100		\$ 100	\$ -
Special Assmnts- Tax Collector	646,778	647,274	622,552	24,722	647,274	647,274
Special Assmnts- Delinquent	-	-	40		40	-
Special Assmnts- Discounts	(24,357)	(25,891)	(24,362)		(24,362)	(25,891)
TOTAL REVENUES	622,593	621,383	598,330	24,722	623,052	621,383
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Property Appraiser	12,349	12,945	11,964	494	12,458	12,945
Misc-Assessmnt Collection Cost	9,147	12,945	11,964	494	12,458	12,945
Total Administrative	21,496	25,890	23,928	989	24,917	25,891
<i>Debt Service</i>						
Principal Debt Retirement	485,000	505,000	-	505,000	505,000	530,000
Interest Expense	119,475	97,650	48,825	48,825	97,650	74,925
Total Debt Service	604,475	602,650	48,825	553,825	602,650	604,925
TOTAL EXPENDITURES	625,971	628,540	72,753	554,814	627,567	630,816
Excess (deficiency) of revenues Over (under) expenditures	(3,378)	(7,157)	525,577	(530,092)	(4,515)	(9,433)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(7,157)	-	-	-	(9,433)
TOTAL OTHER SOURCES (USES)	-	(7,157)	-	-	-	(9,433)
Net change in fund balance	(3,378)	(7,157)	525,577	(530,092)	(4,515)	(9,433)
FUND BALANCE, BEGINNING	214,282	210,904	210,904	-	210,904	206,389
FUND BALANCE, ENDING	\$ 210,904	\$ 203,747	\$ 736,481	\$ (530,092)	\$ 206,389	\$ 196,956

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Debt Amortization Series 2004 Capital Improvement Revenue Refunding Bonds Combined

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal Balance</u>	<u>Fiscal</u>
11/01/15	\$0.00	\$37,462.50	\$1,665,000.00	
05/01/16	\$530,000.00	\$37,462.50	\$1,135,000.00	\$604,925.00
11/01/16	\$0.00	\$25,537.50	\$1,135,000.00	
05/01/17	\$555,000.00	\$25,537.50	\$580,000.00	\$606,075.00
11/01/17	\$0.00	\$13,050.00	\$580,000.00	
05/01/18	\$580,000.00	\$13,050.00	\$0.00	\$606,100.00
totals	<u><u>\$2,655,000.00</u></u>	<u><u>\$369,225.00</u></u>		<u><u>\$3,024,225.00</u></u>

Budget Narrative
Fiscal Year 2016

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Assessment Collection Cost

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Tampa Palms Open Space and Transportation
Community Development District

Supporting Budget Schedules
Fiscal Year 2016

**TPOST CDD PROPOSED ASSESSMENTS
FY 2015-16**

Revised May 5, 2015

TPOST Area 3 Parcel Name	FY 2014-15		Proposed Budget FY 2015-16		\$ VS 14-15 Incr (Dcr)	% VS 14-15 Incr (Dcr)
	Total	DS	O&M	Total		
Compton Estates	\$77,851	\$56,057	\$21,794	\$77,851	\$0	0.00%
Enclave Village	\$176	\$146	\$30	\$176	\$0	0.00%
Tuscany	\$628	\$450	\$178	\$628	\$0	0.00%
Lowes	\$80,572	\$69,739	\$10,833	\$80,572	\$0	0.00%
Shopping Ctr #1	\$270,777	\$234,370	\$36,407	\$270,777	\$0	0.00%
Shopping Ctr #2	\$22,184	\$19,201	\$2,983	\$22,184	\$0	0.00%
Emerald Point	\$407	\$302	\$105	\$407	\$0	0.00%
Chelsea	\$1,183	\$825	\$358	\$1,183	\$0	0.00%
Buckingham	\$1,091	\$825	\$266	\$1,091	\$0	0.00%
Shopping Ctr #3	\$8,519	\$7,329	\$1,190	\$8,519	\$0	0.00%
Shopping Ctr #4	\$47,402	\$40,780	\$6,622	\$47,402	\$0	0.00%

TPOST AREA 6 Parcel Name	FY 2014-15		Proposed Budget FY 2015-16		\$ VS 14-15 Incr (Dcr)	% VS 14-15 Incr (Dcr)
	Total	DS	O&M	Total		
THE MARQUIS OF TAMPA PALMS (NORTHSTAR)	\$208	\$138	\$71	\$209	\$1	0.48%
The Enclave at Richmond Place	\$177	\$118	\$61	\$179	\$2	1.13%
Arlington	\$1,271	\$699	\$581	\$1,280	\$9	0.71%
Bainbridge	\$1,560	\$892	\$680	\$1,572	\$12	0.77%
Greystone (II)	\$2,027	\$1,202	\$840	\$2,042	\$15	0.74%
Greystone (I)	\$2,101	\$1,252	\$866	\$2,118	\$17	0.81%
Highland	\$1,560	\$892	\$680	\$1,572	\$12	0.77%
Idlebrook	\$1,271	\$699	\$581	\$1,280	\$9	0.71%
Danforth	\$1,871	\$1,098	\$787	\$1,884	\$13	0.69%

TPOST AREA 7 Parcel Name	FY 2014-15		Proposed Budget FY 2015-16		\$ VS 14-15 Incr (Dcr)	% VS 14-15 Incr (Dcr)
	Total	DS	O&M	Total		
Eagles Landing	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Mallards Landing	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Hawks Landing	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Doves Landing	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Audubon Landing	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Lakewood	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Strathmoor Estates	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Hawthorne Estates	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Watergrass	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
The Preserve	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
The Promenade	\$1,012	\$466	\$556	\$1,022	\$10	1.0%
Stone Ridge	\$1,012	\$466	\$556	\$1,022	\$10	1.0%

**TPOST CDD PROPOSED ASSESSMENTS
FY 2015-16**

Area 7 Portofino		Proposed Budget			\$ VS 13-14	% VS 13-14
Removed From Com FY 2013-14		FY 2014-15	FY 2015-16	Total	Incr (Dcr)	Incr (Dcr)
Parcel Name	DS	O&M				
Portofino Per Unit	\$54	\$0	\$55	\$55	\$1	1.9%

TPOST AREA 6 COMMERCIAL		Prior Year	Proposed Budget		
Parcel Name	Parcel Folio	FY 2014-15	FY 2015-16	\$ VS 14-15	% VS 14-15
			O&M	Incr (Dcr)	Incr (Dcr)
FLIK INC	0335821228	\$8,797	\$8,913	\$116	1.3%
Ruby Tuesday	0335821242	\$1,109	\$1,124	\$15	1.3%
CLPV, LLC	0335831506	\$1,241	\$1,258	\$17	1.3%
Wachovia Bank	0335831562	\$501	\$508	\$7	1.3%
581 HIGHWOODS LP	0335831502	\$9,794	\$9,891	\$97	1.0%
581 HIGHWOODS LP	0335831806	\$4,522	\$4,563	\$41	0.9%
DEPOSITORY TRUST (0335831804	\$5,309	\$5,357	\$48	0.9%
METROPOLITAN LIFE	0335831810	\$2,286	\$2,307	\$21	0.9%
581 HIGHWOODS LP	0335831811	\$2,415	\$2,442	\$27	1.1%
581 HIGHWOODS LP	0335831816	\$3,292	\$3,322	\$30	0.9%
581 HIGHWOODS LP	0335831818	\$2,306	\$2,326	\$20	0.9%
THP LLC	0335831822	\$3,987	\$4,023	\$36	0.9%

TPOST AREA 7 COMMERCIAL*		Prior Year	Proposed Budget		
Parcel Name	Parcel Folio	FY 2014-15	FY 2015-16	\$ VS 14-15	% VS 14-15
			O&M	Incr (Dcr)	Incr (Dcr)
New Tampa Storage	0335800360	\$5,219	\$5,783	\$564	10.8%
SAILFISH REAL ESTAT	0335800902	\$388	\$430	\$42	10.9%
McDonalds	0335800904	\$598	\$662	\$64	10.7%
Barnett Bk % Bank of	0335800906	\$943	\$1,045	\$102	10.8%
Prudential %C/O S E	0335800908	\$2,083	\$2,308	\$225	10.8%
Bright House	0335800910	\$203	\$225	\$22	11.0%
Werthmann C/O CVS	0335801302	\$1,054	\$1,167	\$114	10.8%
Amsouth	0335801304	\$1,054	\$1,167	\$114	10.8%
DEAL JULIE TRUSTEE	0335801306	\$1,054	\$1,167	\$114	10.8%
Tom Sash	0335801308	\$1,054	\$1,167	\$113	10.8%
WAL-MART PROP TA	0335802452	\$17,293	\$19,130	\$1,837	10.6%
TAMPA BAY VETERIN	0335802802	\$838	\$929	\$90	10.8%
JN 470 LLC	0335802804	\$111	\$123	\$12	10.8%
Leap New Tampa	0335802806	\$481	\$533	\$52	10.8%

* Portofino Listed Separately