

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
Community Development District

***Annual Operating Budget***  
Fiscal Year 2019

Version 4 - Approved Tentative Budget:  
(Approved at June 11, 2018 meeting)

Prepared by:



# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

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**Tampa Palms Open Space and Transportation**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2019

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 3,538	\$ 6,359	\$ 2,500	\$ 3,066	\$ 500	\$ 3,566	\$ 2,500
Interest - Tax Collector	492	497	-	140	-	140	-
Special Assmnts- Tax Collector	172,555	211,484	227,695	220,061	7,634	227,695	339,908
Special Assmnts- Developer	113,134	138,407	118,282	-	118,282	118,282	133,528
Special Assmnts- Delinquent	-	116	-	-	-	-	-
Special Assmnts- Discounts	(6,504)	(7,913)	(9,108)	(8,488)	-	(8,488)	(13,596)
<b>TOTAL REVENUES</b>	<b>283,215</b>	<b>348,950</b>	<b>339,369</b>	<b>214,779</b>	<b>126,416</b>	<b>341,195</b>	<b>462,340</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	6,114	6,457	8,000	4,267	3,733	8,000	8,000
FICA Taxes	468	494	612	326	286	612	612
ProfServ-Engineering	560	4,037	3,847	2,642	1,887	4,529	9,000
ProfServ-Legal Services	4,810	2,836	3,000	1,612	2,000	3,612	5,000
ProfServ-Mgmt Consulting Serv	32,487	33,616	34,466	22,627	11,839	34,466	35,500
ProfServ-Trustee Fees	4,552	4,552	5,459	1,859	3,600	5,459	-
Auditing Services	3,993	4,029	3,993	480	3,513	3,993	3,993
Postage and Freight	243	875	300	144	155	299	300
Insurance - General Liability	6,075	5,817	8,096	4,971	2,019	6,990	8,884
Printing and Binding	256	640	400	136	260	396	400
Legal Advertising	188	494	750	79	670	749	750
Miscellaneous Services	537	876	735	1,523	1,088	2,611	735
Misc-Assessmnt Collection Cost	2,330	2,785	4,554	4,232	153	4,385	6,798
Office Supplies	14	-	75	-	31	31	75
Annual District Filing Fee	54	54	55	55	-	55	55
<b>Total Administrative</b>	<b>62,681</b>	<b>67,562</b>	<b>74,342</b>	<b>44,953</b>	<b>31,234</b>	<b>76,187</b>	<b>80,102</b>
<i>Field</i>							
ProfServ-Field Management	6,263	5,904	7,035	3,004	4,031	7,035	7,246
Contracts-Landscape	105,733	127,882	114,000	54,890	59,110	114,000	114,000
Contracts-Landscape Consultant	7,470	7,560	7,560	3,780	3,780	7,560	7,560
Communication - Telephone	2,985	2,771	3,000	1,616	1,616	3,232	3,000
Electricity - Streetlighting	54,250	59,147	54,000	35,734	25,524	61,258	58,200
Electricity - Fountain	-	5,263	5,400	3,021	2,158	5,179	5,700
R&M-Irrigation	6,762	6,463	17,232	6,287	4,491	10,778	17,232
R&M-Landscape Renovations	43,800	18,801	28,000	15,693	11,209	26,902	28,000
R&M-Ponds	10,920	7,227	10,800	4,137	2,955	7,092	7,680
R&M-Street Signs	459	1,538	3,000	555	396	951	3,000
Misc-Holiday Decor	9,357	2,750	10,000	5,500	4,500	10,000	10,000
Op Supplies - General	-	2,363	1,000	79	417	496	620
Cap Outlay-Machinery and Equip	31,370	-	-	15,920	-	15,920	-
Reserve - Clubhouse	-	-	-	-	-	-	100,000
Reserve - Monuments/Signage	-	-	3,000	-	-	-	10,000
Reserve - Ponds	-	-	1,000	-	-	-	10,000
<b>Total Field</b>	<b>279,369</b>	<b>247,669</b>	<b>265,027</b>	<b>150,216</b>	<b>120,187</b>	<b>270,403</b>	<b>382,238</b>
<b>TOTAL EXPENDITURES</b>	<b>342,050</b>	<b>315,231</b>	<b>339,369</b>	<b>195,169</b>	<b>151,421</b>	<b>346,590</b>	<b>462,340</b>

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY- SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Excess (deficiency) of revenues							
Over (under) expenditures	(58,835)	33,719	-	19,610	(25,005)	(5,395)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	-	-	-	-
Net change in fund balance	(58,835)	33,719	-	19,610	(25,005)	(5,395)	-
<b>FUND BALANCE, BEGINNING</b>	679,233	620,398	654,117	654,117	-	654,117	648,722
<b>FUND BALANCE, ENDING</b>	<b>\$ 620,398</b>	<b>\$ 654,117</b>	<b>\$ 654,117</b>	<b>\$ 673,727</b>	<b>\$ (25,005)</b>	<b>\$ 648,722</b>	<b>\$ 648,722</b>

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

## Exhibit "A" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 648,722
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	20,000
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>668,722</b>

### ALLOCATION OF AVAILABLE FUNDS

#### *Nonspendable Fund Balance*

Deposits	8,965
Subtotal	<u>8,965</u>

#### *Assigned Fund Balance*

Operating Reserve - First Quarter Operating Capital		110,585 <sup>(1)</sup>
Reserves - Clubhouse	-	(2)
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	100,000	100,000
Reserves - Irrigation/Landscape	38,500	(2)
Reserves - Monuments/Signage	20,234	(2)
FY 2018 Reserve Funding	3,000	
FY 2019 Reserve Funding	10,000	33,234
Reserves - Ponds	18,500	(2)
FY 2018 Reserve Funding	1,000	
FY 2019 Reserve Funding	10,000	29,500
Subtotal		<u>311,819</u>

<b>Total Allocation of Available Funds</b>	<b>320,784</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ <u>347,938</u></b>
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### Notes

- (1) Represents approximately 3 months of operating expenditures  
(2) Reserve balance as of March 31, 2018

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 3,707	\$ 4,362	\$ 2,000	\$ 2,040	\$ 100	\$ 2,140	\$ 2,000
Interest - Tax Collector	394	425	-	115	-	115	-
Special Assmnts- Tax Collector	318,515	400,082	400,091	392,241	7,850	400,091	615,334
Special Assmnts- Delinquent	-	215	-	-	-	-	-
Special Assmnts- Discounts	(12,006)	(14,970)	(16,004)	(15,130)	-	(15,130)	(24,613)
Other Miscellaneous Revenues	32,855	35,000	-	6,970	-	6,970	-
<b>TOTAL REVENUES</b>	<b>343,465</b>	<b>425,114</b>	<b>386,087</b>	<b>386,236</b>	<b>7,950</b>	<b>394,186</b>	<b>592,720</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	6,115	6,457	8,000	4,267	3,733	8,000	8,000
FICA Taxes	468	494	612	326	286	612	612
ProfServ-Arbitrage Rebate	600	600	600	600	-	600	600
ProfServ-Engineering	423	4,450	1,420	2,161	1,544	3,705	9,000
ProfServ-Legal Services	3,007	3,721	1,250	1,416	1,011	2,427	5,000
ProfServ-Mgmt Consulting Serv	24,619	25,404	26,119	17,129	8,990	26,119	26,903
ProfServ-Trustee Fees	3,717	3,717	4,089	3,717	-	3,717	-
Auditing Services	3,472	3,526	3,472	420	3,052	3,472	3,472
Postage and Freight	184	661	247	109	135	244	247
Insurance - General Liability	6,075	5,817	8,096	4,971	2,019	6,990	8,884
Printing and Binding	193	483	300	103	190	293	300
Legal Advertising	142	373	500	59	440	499	500
Miscellaneous Services	562	734	500	1,128	806	1,934	500
Misc-Assessmnt Collection Cost	4,300	5,269	8,002	7,542	157	7,699	12,307
Office Supplies	10	-	100	-	42	42	100
Annual District Filing Fee	41	41	41	40	-	40	41
<b>Total Administrative</b>	<b>53,928</b>	<b>61,747</b>	<b>63,348</b>	<b>43,988</b>	<b>22,404</b>	<b>66,392</b>	<b>76,465</b>
<i>Field</i>							
Payroll-Salaries	-	11,474	-	-	-	-	-
Payroll-Pool Monitors	-	-	12,000	2,398	9,602	12,000	25,000
FICA Taxes	-	879	918	184	735	919	1,913
ProfServ-Field Management	10,220	15,731	15,731	3,004	12,727	15,731	16,203
Contracts-Janitorial Services	5,700	4,840	950	1,400	1,000	2,400	2,400
Contracts-Security Services	14,108	14,317	6,000	2,062	1,473	3,535	6,000
Contracts-Landscape	25,351	129,876	97,720	70,673	27,047	97,720	97,720
Contracts-Landscape Consultant	-	1,920	1,920	960	960	1,920	1,920
Communication - Telephone	1,103	1,008	1,200	596	426	1,022	1,200
Electricity - Streetlighting	121,987	127,644	137,300	79,929	57,092	137,021	137,300
Utility - Water	2,578	6,102	2,500	7,336	5,240	12,576	7,520
Electricity - Fountain	-	2,709	3,960	1,383	988	2,371	3,960
R&M-Equipment	6,285	40,029	4,000	5,326	3,804	9,130	13,300
R&M-Irrigation	-	-	1,000	8,225	5,875	14,100	9,000
R&M-Landscape Renovations	-	17,470	4,000	20,210	1,667	21,877	10,000
R&M-Ponds	1,320	17,221	17,500	8,498	6,070	14,568	17,500
R&M-Pools	8,490	8,912	3,000	4,125	2,946	7,071	7,020
R&M-Streetlights	1,342	1,523	5,000	615	439	1,054	5,000
Misc-Holiday Lighting	4,635	4,500	4,500	4,500	-	4,500	5,000

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Misc-Contingency	65,519	88,336	500	3,950	2,821	6,771	20,000
Op Supplies - General	4,152	10,588	3,000	1,668	1,191	2,859	3,300
Cap Outlay-Machinery and Equip	62,483	76,825	-	-	-	-	44,438
Reserve - Clubhouse/Cabana	-	-	10	-	-	-	2,385
Reserve - Court Amenities	-	-	-	-	-	-	10,034
Reserve - Fences	-	-	10	-	-	-	8,937
Reserve - Irrigation Landscape	-	-	-	-	-	-	2,594
Reserve - Monuments Signage	-	-	-	-	-	-	12,022
Reserve - Parking Lot	-	-	10	-	-	-	798
Reserve - Ponds	-	-	-	-	-	-	2,888
Reserve -Highwoods Streelights	-	-	10	-	-	-	16,988
Reserve - Swimming Pool	-	-	-	-	-	-	2,200
Reserve - Other	-	-	-	-	-	-	21,716
<b>Total Field</b>	<b>335,273</b>	<b>581,904</b>	<b>322,739</b>	<b>227,042</b>	<b>142,104</b>	<b>369,146</b>	<b>516,255</b>
<b>TOTAL EXPENDITURES</b>	<b>389,201</b>	<b>643,651</b>	<b>386,087</b>	<b>271,030</b>	<b>164,508</b>	<b>435,538</b>	<b>592,720</b>
Excess (deficiency) of revenues Over (under) expenditures	(45,736)	(218,537)	-	115,206	(156,558)	(41,352)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(45,736)	(218,537)	-	115,206	(156,558)	(41,352)	-
<b>FUND BALANCE, BEGINNING</b>	<b>639,310</b>	<b>593,574</b>	<b>375,037</b>	<b>375,037</b>	<b>-</b>	<b>375,037</b>	<b>333,685</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 593,574</b>	<b>\$ 375,037</b>	<b>\$ 375,037</b>	<b>\$ 490,243</b>	<b>\$ (156,558)</b>	<b>\$ 333,685</b>	<b>\$ 333,685</b>



**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**

Community Development District

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b>Amount</b>
Beginning Fund Balance - Fiscal Year 2019	\$ 333,685
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	80,562
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>414,247</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	21,840
Subtotal	21,840

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		122,909 <sup>(1)</sup>
Reserves - Clubhouse/Cabana	6,000 <sup>(2)</sup>	
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	2,385	
Reserves - Court Amenities	13,305 <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	10,034	23,339
Reserves - Fences	44,959 <sup>(2)</sup>	
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	8,937	53,906
Reserves - Irrigation/Landscape	8,870 <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	2,594	11,464
Reserves - Monuments/Signage	8,870 <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	12,022	20,892
Reserves - Parking Lot	25,000 <sup>(2)</sup>	
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	798	25,808
Reserves - Ponds	8,870 <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	2,888	11,758
Reserves - Highwoods Streelights	50 <sup>(2)</sup>	
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	16,988	17,048
Reserves - Swimming Pools	35,480 <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	2,200	37,680
Reserves - Other	- <sup>(2)</sup>	
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	21,716	21,716
Subtotal		287,124

<b>Total Allocation of Available Funds</b>	<b>308,964</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 105,283</b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Reserve balance as of March 31, 2018

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ 5,266	\$ 5,171	\$ 5,000	\$ 2,977	\$ 2,023	\$ 5,000	\$ 5,000
Room Rentals	6,822	6,303	5,000	3,238	1,762	5,000	5,000
Interest - Tax Collector	827	801	-	215	-	215	-
Special Assmnts- Tax Collector	815,500	815,973	816,957	798,448	18,509	816,957	1,107,092
Special Assmnts- Delinquent	-	550	-	-	-	-	-
Special Assmnts- Discounts	(30,740)	(30,531)	(32,679)	(30,798)	-	(30,798)	(44,284)
Other Miscellaneous Revenues	40,437	72	3,000	23	81	104	100
Access Cards	-	28	-	28	-	28	-
Amenities Revenue	2,750	1,850	-	1,243	-	1,243	-
<b>TOTAL REVENUES</b>	<b>840,862</b>	<b>800,217</b>	<b>797,278</b>	<b>775,374</b>	<b>22,375</b>	<b>797,749</b>	<b>1,072,908</b>
<b>EXPENDITURES</b>							
<b>Administrative</b>							
P/R-Board of Supervisors	9,171	9,685	8,000	4,267	3,733	8,000	8,000
FICA Taxes	702	741	612	326	286	612	612
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	3,920	6,072	3,000	3,916	2,797	6,713	9,000
ProfServ-Legal Services	37,867	3,478	2,924	2,189	1,564	3,753	5,000
ProfServ-Mgmt Consulting Serv	47,996	49,793	50,920	33,462	17,458	50,920	52,448
ProfServ-Trustee Fees	4,337	4,337	4,428	-	4,428	4,428	-
Auditing Services	5,035	5,037	5,035	600	4,435	5,035	5,035
Postage and Freight	360	1,296	500	213	285	498	500
Insurance - General Liability	7,980	7,636	10,631	6,527	2,651	9,178	11,664
Printing and Binding	379	998	600	202	395	597	600
Legal Advertising	278	732	1,000	117	850	967	1,000
Miscellaneous Services	880	930	1,000	2,086	500	2,586	1,000
Misc-Assessmnt Collection Cost	11,010	10,745	16,338	15,353	370	15,723	22,142
Office Supplies	20	-	250	-	104	104	250
Annual District Filing Fee	80	80	80	80	-	80	80
<b>Total Administrative</b>	<b>131,015</b>	<b>101,560</b>	<b>106,318</b>	<b>70,338</b>	<b>39,856</b>	<b>110,194</b>	<b>118,331</b>
<b>Field</b>							
Payroll-Salaries	186,365	172,154	-	-	-	-	-
Payroll-Part Time	-	-	85,000	36,080	48,920	85,000	87,550
Payroll-Project Manager	-	-	1,000	-	-	-	1,030
Payroll-Part Time Club Supvr	-	-	30,000	17,140	12,860	30,000	30,900
Payroll-Site Manager	-	-	70,000	38,632	31,368	70,000	72,100
FICA Taxes	15,518	14,824	14,229	7,486	7,126	14,612	14,656
Life and Health Insurance	-	3,209	6,500	3,754	2,681	6,435	6,500
Workers' Compensation	5,469	5,544	6,376	6,164	2,054	8,218	9,038
Contracts-Janitorial Services	14,380	9,725	4,500	2,525	1,804	4,329	4,500
Contracts-Security Services	5,936	5,538	3,750	2,317	1,655	3,972	3,750
Contracts-Landscape	57,991	52,997	42,625	26,504	18,931	45,435	44,800
Contracts-Landscape Consultant	-	5,040	5,040	2,520	1,800	4,320	5,040
Contracts-Pools	-	-	20,100	10,675	7,625	18,300	20,100
Contracts-Lakes	-	-	4,500	2,289	1,635	3,924	4,500
Contracts-Pest Control	-	-	930	644	460	1,104	966
Communication - Mobile	-	-	1,452	846	604	1,450	1,452
Communication - Teleph - Field	6,232	4,559	4,548	2,675	1,911	4,586	4,548

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU APR-2018	MAY- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Electricity - Streetlighting	236,690	242,794	237,400	148,198	105,856	254,054	242,800
Utility - Water	13,252	21,915	19,610	13,203	9,431	22,634	22,800
Utility - Refuse Removal	6,234	8,902	7,060	5,337	3,812	9,149	9,200
Electricity - Fountain	-	-	6,000	1,180	843	2,023	6,000
Rentals & Leases	18,828	18,828	3,120	2,340	1,671	4,011	3,120
Rental-Fitness Equipment	-	-	18,828	10,983	7,845	18,828	18,828
R&M-General	44,868	48,885	10,832	12,260	8,757	21,017	30,000
R&M-Electrical	-	-	5,000	3,712	2,651	6,363	10,000
R&M-Gate	-	-	3,500	211	151	362	3,500
R&M-Irrigation	-	-	1,500	4,637	3,312	7,949	1,500
R&M-Landscape Renovations	-	13,063	2,500	4,744	3,389	8,133	2,500
R&M-Pest Control	968	942	100	-	-	-	100
R&M-Ponds	4,200	3,993	25,100	95	10,458	10,553	17,000
R&M-Pools	26,096	26,636	5,000	8,570	3,770	12,340	16,000
R&M-Plumbing	-	-	4,000	145	1,667	1,812	4,000
R&M-Painting	-	-	5,500	-	2,292	2,292	5,500
Misc-Access Cards	-	-	8,250	4,350	3,107	7,457	8,250
Misc-Holiday Lighting	-	-	4,000	4,000	-	4,000	4,000
Misc-Clubhouse Activities	19,129	12,073	4,000	7,500	1,667	9,167	4,000
Misc-Contingency	82,241	56,519	-	3,700	-	3,700	4,754
Misc-Special Events	-	-	-	-	-	-	15,000
Misc-Web Hosting	-	-	300	-	125	125	300
Cleaning Supplies	-	-	7,200	1,491	1,177	2,668	7,200
Op Supplies - General	22,231	35,478	11,550	8,872	6,337	15,209	11,550
Cap Outlay-Machinery and Equip	331,081	134,396	-	-	-	-	-
Reserve - Clubhouse	-	38,310	10	-	-	-	56,944
Reserve - Court Amenities	-	-	10	12,410	-	12,410	11,361
Reserve - Irrigation/Landscape	-	-	10	-	-	-	-
Reserve - Other	-	-	-	-	-	-	49,070
Reserve - Playground	-	-	10	-	-	-	6,999
Reserve - Ponds	-	-	10	-	-	-	-
Reserve - Swimming Pools	-	-	10	-	-	-	70,872
<b>Total Field</b>	<b>1,097,709</b>	<b>936,324</b>	<b>690,960</b>	<b>418,189</b>	<b>319,752</b>	<b>737,941</b>	<b>954,577</b>
<b>Unidentified Orgunit</b>							
Unemployment Compensation	25	-	-	-	-	-	-
<b>Total Unidentified Orgunit</b>	<b>25</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,228,749</b>	<b>1,037,884</b>	<b>797,278</b>	<b>488,527</b>	<b>359,607</b>	<b>848,134</b>	<b>1,072,908</b>
Excess (deficiency) of revenues Over (under) expenditures	(387,887)	(237,667)	-	286,847	(337,232)	(50,385)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(387,887)	(237,667)	-	286,847	(337,232)	(50,385)	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,042,349</b>	<b>654,464</b>	<b>416,796</b>	<b>416,796</b>	<b>-</b>	<b>416,796</b>	<b>366,411</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 654,464</b>	<b>\$ 416,796</b>	<b>\$ 416,796</b>	<b>\$ 703,643</b>	<b>\$ (337,232)</b>	<b>\$ 366,411</b>	<b>\$ 366,411</b>

# TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

## Exhibit "C" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 366,411
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	195,246
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>561,657</b>

### ALLOCATION OF AVAILABLE FUNDS

#### ***Nonspendable Fund Balance***

Deposits		24,368
	Subtotal	24,368

#### ***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		188,829 <sup>(1)</sup>
Reserves - Clubhouse	-	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	56,944	56,954
Reserves - Court Amenities	43,450	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	11,361	54,821
Reserves - Irrigation/Landscape	45,000	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	-	45,010
Reserves - Other	-	(2)
FY 2018 Reserve Funding	-	
FY 2019 Reserve Funding	49,070	49,070
Reserves - Playground	40,000	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	6,999	47,009
Reserves - Ponds	24,704	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	-	24,714
Reserves - Swimming Pools	-	(2)
FY 2018 Reserve Funding	10	
FY 2019 Reserve Funding	70,872	70,882
	Subtotal	537,289

<b>Total Allocation of Available Funds</b>	<b>561,657</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 0</b>
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#### Notes

(1) Represents approximately 3 months of operating expenditures

(2) Reserve balance as of March 31, 2018

**Budget Narrative**  
Fiscal Year 2019**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 2019**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. 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 Inframark 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 - 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.

**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.

**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.

**Budget Narrative**  
Fiscal Year 2019

**EXPENDITURES**

**Field**

**Payroll-Part Time**

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

**Payroll-Project Manager**

Payroll for project manager.

**Payroll-Part Time Club Supervisor**

Payroll for part time club supervisor.

**Payroll-Site Manager**

Payroll for site manager.

**FICA Taxes**

Payroll taxes for employees.

**Life and Health Insurance**

Health insurance for site manager.

**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.

**Contracts-Pools**

The District currently has a contract with a pool company to provide pool maintenance for the District.

**Contracts-Lakes**

The District currently has a contract with a aquatic firm to provide lake maintenance for the District.

**Contracts-Pest control**

The District currently has a contract with a pest control firm to provide pest control services for the District.

**Communication-Mobile**

Mobile telephone expenses for field services.

**Communication-Telephone-Field**

Telephone and fax machine expenses for field services.

**Budget Narrative**  
Fiscal Year 2019

**EXPENDITURES**

**Field** (continued)

**Electricity-Streetlighting**

Streetlighting usage for District facilities and assets.

**Utility-Water**

Water irrigation usage for District facilities and assets.

**Utility-Refuse Removal**

Refuse removal for District facilities.

**Electricity-Fountain**

Electricity usage for District fountains.

**Rentals & Leases**

This includes the cost of renting an ice machine.

**Rental-Fitness Equipment**

This includes the cost of leasing fitness equipment.

**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-Electrical**

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

**R&M-Gate**

The District periodically implements needed gate 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**

This includes periodic repairs and maintenance of the District ponds.

**R&M-Pools**

This includes periodic repairs and maintenance of the District swimming pools.

**R&M-Plumbing**

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



**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Field** (continued)**R&M-Painting**

This includes the cost to paint assets of the District.

**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-Access Cards**

This includes the cost of access cards.

**Misc-Clubhouse Activities**

This includes the cost of holiday lighting within the District and other clubhouse activities.

**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.

**Misc-Web Hosting**

This includes the cost of website maintenance.

**Cleaning Supplies**

The District will provide necessary cleaning supplies to maintain District facilities.

**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.

**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.

**Budget Narrative**  
Fiscal Year 2019

<b>EXPENDITURES</b>
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**Field** (continued)

**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

**Supporting Budget Schedules**  
Fiscal Year 2019

**TAMPA PALMS OPEN SPACE AND TRNSPORTATION CDD  
FY 2018-19 PROPOSED ASSESSMENTS**

TPOST Area 3 Parcel Name	DRI Units	Prior Year			Proposed*	
		FY 2017-18			FY 2018-19	
		DS	O&M	Total	Total	Incr (Dcr)
Compton Estates (Multi-Family)	384	\$56,057	\$26,276	\$82,333	\$29,952	(\$52,381)
Promenade (Multi-Family)	240	\$146	\$36	\$182	\$78	(\$104)
Tuscany	198	\$450	\$214	\$664	\$323	(\$342)
Emerald Point	132	\$302	\$127	\$429	\$323	(\$106)
Chelsea	24	\$825	\$432	\$1,257	\$323	(\$934)
Buckingham	105	\$825	\$321	\$1,146	\$323	(\$823)
Stafford Place Phase 1*	72	\$0	\$139	\$139	\$323	\$184
Stafford Place Phase 2**	46	\$0	\$0	\$0	\$323	\$323
Lowes	Coml	\$69,739	\$13,061	\$82,800	\$18,231	(\$64,570)
T Palms Shopping (Market Square)	Coml	\$234,370	\$43,894	\$278,264	\$61,267	(\$216,997)
T PalmsShping Plaza II (CVS)	Coml	\$19,201	\$3,596	\$22,797	\$5,019	(\$17,778)
T Palms Shping Plaza II (Chase)	Coml	\$7,329	\$1,435	\$8,764	\$2,003	(\$6,761)
T Palms Shping Plaza II (LA Fitness)	Coml	\$40,780	\$7,984	\$48,764	\$11,144	(\$37,620)
T Palms Shping Plaza II (RaceTrac)	Coml	\$13,687	\$3,205	\$16,892	\$3,578	(\$13,314)
T Palms Shping Plaza II (Vacant)	Coml	13687	\$3,205	\$16,892	\$3,578	(\$13,314)

\* O&M Only \*\* Billed off-roll in 2017-18

TPOST AREA 6 Parcel Name		FY 2017-18			FY 2018-19*	
		DS	O&M	Total	Total	Incr (Dcr)
THE MARQUIS OF TAMPA PALMS (NORTHSTAR)	Apartment	\$138	\$98	\$236	\$194	(\$42)
The Enclave at Richmond Place	Apartment	\$118	\$84	\$202	\$194	(\$8)
Arlington	Single Famil	\$699	\$711	\$1,410	\$1,409	(\$1)
Bainbridge	Single Famil	\$892	\$846	\$1,738	\$1,409	(\$329)
Greystone (II)	Single Famil	\$1,202	\$1,064	\$2,266	\$1,409	(\$857)
Greystone (I)	Single Famil	\$1,252	\$1,098	\$2,350	\$1,409	(\$941)
Highland	Single Famil	\$892	\$846	\$1,738	\$1,409	(\$329)
Idlebrook	Single Famil	\$699	\$711	\$1,410	\$1,409	(\$1)
Danforth	Single Famil	\$1,098	\$990	\$2,088	\$1,409	(\$679)

\* O&M Only

TPOST AREA 7 Parcel Name	Units	FY 2016-17			FY 2018-19*	
		DS	O&M	Total	Total	Incr (Dcr)
West Meadows Villages	1394	466	546	\$1,012	\$730	(\$282)

\* O&M Only

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION CDD  
FY 2018-19 PROPOSED ASSESSMENTS**

<b>TPOST AREA 6 COMMERCIAL</b>		<b>Prior Year</b>			<b>Proposed *</b>	
<b>Parcel Name</b>	<b>Units</b>	<b>DS</b>	<b>FY 2017-18</b>		<b>FY 2018-19</b>	
			<b>O&amp;M</b>	<b>Total</b>	<b>Total</b>	<b>Incr (Dcr)</b>
<b>* O&amp;M Only</b>						
FLIK INC	Coml	N/A	\$9,013	\$9,013	\$5,461	(\$3,552)
Ruby Tuesday	Coml	N/A	\$1,136	\$1,136	\$700	(\$436)
CLPV, LLC	Coml	N/A	\$1,277	\$1,277	\$784	(\$493)
Wachovia Bank	Coml	N/A	\$510	\$510	\$317	(\$193)
581 HIGHWOODS LP C/O HIGHWDS	Coml	N/A	\$9,932	\$9,932	\$5,862	(\$4,071)
581 HIGHWOODS LP	Coml	N/A	\$4,603	\$4,603	\$2,806	(\$1,797)
DEPOSITORY TRUST	Coml	N/A	\$5,399	\$5,399	\$3,295	(\$2,104)
METROPOLITAN LIFE INSURANCE	Coml	N/A	\$2,322	\$2,322	\$1,419	(\$903)
581 HIGHWOODS LP	Coml	N/A	\$2,469	\$2,469	\$1,510	(\$959)
581 HIGHWOODS LP	Coml	N/A	\$3,346	\$3,346	\$2,043	(\$1,303)
581 HIGHWOODS LP	Coml	N/A	\$2,342	\$2,342	\$1,369	(\$973)
THP LLC	Coml	N/A	\$3,346	\$3,346	\$2,635	(\$711)
DORT Walks **	Coml	\$40,460	\$33,320	\$73,780	\$5,300	(\$68,480)
Oasis (new)	Coml	0.00	0.00	\$0	\$4,265	\$4,265
Equestrian (new)***	Coml	0.00	0.00	\$0	\$5,187	\$5,187

\* Paid res ERU including DS

\*\* Per Unit = \$15 per Unit

**TAMPA PALMS OPEN SPACE AND TRNSPORTATION CDD  
FY 2018-19 PROPOSED ASSESSMENTS**

<b>TPOST AREA 7 COMMERCIAL</b>		<b>Prior Year</b>			<b>Proposed*</b>	
		<b>FY 2017-18</b>			<b>FY 2018-19</b>	<b>VS 17-18</b>
<b>Parcel Name</b>		<b>O&amp;M</b>	<b>DS</b>	<b>Total</b>	<b>Total</b>	<b>Incr (Dcr)</b>
New Tampa Storage LLC	Coml	\$5,243	0	\$5,243	\$7,551	\$2,308
SAILFISH REAL ESTATE LLC	Coml	\$390	0	\$390	\$562	\$172
McDonalds	Coml	\$601	0	\$601	\$865	\$264
Barnett Bk % Bank of America	Coml	\$947	0	\$947	\$1,364	\$417
Prudential %C/O S E SHOPPING CTR (	Coml	\$2,093	0	\$2,093	\$3,013	\$921
Bright House	Coml	\$204	0	\$204	\$294	\$90
Werthmann C/O CVS PHARMACY INC	Coml	\$1,059	0	\$1,059	\$1,524	\$466
Amsouth	Coml	\$1,059	0	\$1,059	\$1,524	\$466
DEAL JULIE TRUSTEE	Coml	\$1,059	0	\$1,059	\$1,524	\$466
Tom Sash	Coml	\$1,059	0	\$1,059	\$1,524	\$466
WAL-MART PROP TAX DEPT	Coml	\$17,373	0	\$17,373	\$24,979	\$7,606
TAMPA BAY VETERINARY PROPRTIE	Coml	\$842	0	\$842	\$1,212	\$370
JN 470 LLC	Coml	\$111	0	\$111	\$160	\$49
Leap New Tampa	Coml	\$483	0	\$483	\$695	\$212
Portofina	Coml	\$21,812	0	\$21,812	\$28,081	\$6,269
Pinpoint Legacy**	Coml	\$466	\$546	\$1,012	\$8,826	\$8,360
Nat'l Institute Dermatology**	Coml	\$455	\$546	1012	\$6,508	\$6,053

\* O&M Only \*\* Moved from residential

Off Roll Area 3

<b>TPOST 3 Undeveloped</b>		<b>Prior Year</b>			<b>Proposed*</b>	
		<b>DS</b>	<b>O&amp;M</b>	<b>Total</b>	<b>FY 2018-19</b>	<b>Incr (Dcr)</b>
<b>Parcel Identifier</b>						
32A	Not Dev	\$50,330	\$20,986	\$71,316	\$29,518	(\$41,798)
32B	Not Dev	\$54,795	\$16,688	\$71,484	\$23,473	(\$48,010)
36	Not Dev	\$19,060	\$4,577	\$23,636	\$6,437	(\$17,199)
38C	Not Dev	\$36,983	\$18,331	\$55,314	\$25,783	(\$29,531)
38D	Not Dev	\$115,134	\$34,351	\$149,485	\$48,316	(\$101,169)

\* O&M Only