

TAMPA PALMS OPEN SPACE AND TRANSPORTATION
Community Development District

Annual Operating Budget

Fiscal Year 2020

Adopted Budget
08.19.19

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 2020

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 6,359	\$ 6,062	\$ 2,500	\$ 8,085	\$ 2,695	\$ 10,780	\$ 5,000
Interest - Tax Collector	497	615	-	157	-	157	-
Special Assmnts- Tax Collector	211,484	225,172	339,908	340,869	-	340,869	339,908
Special Assmnts- Developer	138,407	118,282	133,528	133,528	-	133,528	133,528
Special Assmnts- Discounts	(7,913)	(13,042)	(13,596)	(16,038)	-	(16,038)	(13,596)
TOTAL REVENUES	348,950	337,089	462,340	466,601	2,695	469,296	464,839
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,457	7,533	8,000	4,400	3,600	8,000	8,000
FICA Taxes	494	576	612	337	275	612	612
ProfServ-Engineering	4,037	3,102	9,000	1,718	573	2,291	9,000
ProfServ-Legal Services	2,836	4,059	5,000	715	862	1,577	5,000
ProfServ-Mgmt Consulting Serv	33,616	34,547	35,500	32,736	2,764	35,500	35,583
Auditing Services	4,029	4,000	3,993	3,923	70	3,993	3,993
Postage and Freight	875	240	300	127	42	169	300
Insurance - General Liability	5,817	6,990	8,884	9,572	-	9,572	9,772
Printing and Binding	640	1,623	400	94	31	125	1,623
Legal Advertising	494	909	750	153	51	204	909
Miscellaneous Services	876	2,296	735	543	181	724	2,296
Misc-Assessmnt Collection Cost	2,785	2,917	6,798	8,327	-	8,327	6,798
Office Supplies	-	-	75	18	57	75	75
Annual District Filing Fee	54	55	55	54	-	54	55
Total Administrative	67,562	70,706	80,102	62,717	8,507	71,224	84,017
<i>Field</i>							
ProfServ-Field Management	5,904	6,867	7,246	7,659	500	8,159	7,463
Contracts-Landscape	127,882	105,370	114,000	82,166	31,834	114,000	114,000
Contracts-Landscape Consultant	7,560	3,780	7,560	-	7,560	7,560	-
Communication - Telephone	2,771	2,332	3,000	1,158	1,158	2,316	-
Electricity - Streetlighting	59,147	74,807	58,200	61,499	20,500	81,999	70,000

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Electricity - Fountain	5,263	4,333	5,700	639	500	1,139	5,700
R&M-Irrigation	6,463	9,983	17,232	7,105	1,500	8,605	7,500
R&M-Landscape Renovations	18,801	31,680	28,000	3,144	13,683	16,827	30,000
R&M-Ponds	7,227	20,807	7,680	6,796	2,549	9,345	13,750
R&M-Street Signs	1,538	555	3,000	130	568	698	3,000
Misc-Holiday Decor	2,750	5,500	10,000	5,500	-	5,500	10,000
Misc-Contingency	-	-	-	-	-	-	13,043
Op Supplies - General	2,363	279	620	877	292	1,169	1,000
Cap Outlay-Machinery and Equip	-	15,920	-	-	-	-	-
Reserve - Clubhouse	-	-	100,000	-	-	-	100,000
Reserve - Monuments/Signage	-	-	10,000	-	-	-	10,000
Reserve - Ponds	-	-	10,000	-	-	-	10,000
Total Field	247,669	282,213	382,238	176,673	80,643	257,316	395,456
TOTAL EXPENDITURES	315,231	352,919	462,340	239,390	89,150	328,540	479,473
Excess (deficiency) of revenues							
Over (under) expenditures	33,719	(15,830)	-	227,211	(86,455)	140,756	(14,634)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer- In	-	658,412	-	-	-	-	(14,634)
TOTAL OTHER SOURCES (USES)	-	658,412	-	-	-	-	(14,634)
Net change in fund balance	33,719	642,582	-	227,211	(86,455)	140,756	(14,634)
FUND BALANCE, BEGINNING	629,508	663,227	1,305,809	1,340,527	-	1,340,527	1,481,283
FUND BALANCE, ENDING	\$ 663,227	\$ 1,305,809	\$ 1,340,527	\$ 1,567,738	\$ (86,455)	\$ 1,481,283	\$ 1,466,649

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 2020	\$ 1,481,283
Net Change in Fund Balance - Fiscal Year 2020	(14,634)
Reserves - Fiscal Year 2020 Additions	120,000
Total Funds Available (Estimated) - 9/30/2020	1,586,649

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		114,868 ⁽¹⁾
Reserves - Clubhouse Prior Years	-	⁽²⁾
FY 2019 Reserve Funding	100,000	
FY 2020 Reserve Funding	100,000	200,000
Reserves - Irrigation/Landscape Prior Years	38,500 ⁽²⁾	38,500
Reserves - Monuments/Signage Prior Years	23,234 ⁽²⁾	
FY 2019 Reserve Funding	10,000	
FY 2020 Reserve Funding	10,000	43,234
Reserves - Ponds Prior Years	19,500 ⁽²⁾	
FY 2019 Reserve Funding	10,000	
FY 2020 Reserve Funding	10,000	39,500
Subtotal		<u>436,102</u>

Total Allocation of Available Funds	445,067
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Total Unassigned (undesignated) Cash	\$ <u>1,141,582</u>
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Notes

- (1) Represents approximately 3 months of operating expenditures
(2) Reserve balance as of June 30, 2019

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 4,362	\$ 3,263	\$ 2,000	\$ 3,176	\$ 1,059	\$ 4,235	\$ 2,700
Interest - Tax Collector	425	504	-	157	-	157	-
Special Assmnts- Tax Collector	400,082	401,047	615,334	609,753	5,581	615,334	615,336
Special Assmnts- Discounts	(14,970)	(17,499)	(24,613)	(21,439)	-	(21,439)	(24,613)
Other Miscellaneous Revenues	35,000	6,970	-	-	-	-	-
TOTAL REVENUES	425,114	394,285	592,721	591,647	6,640	598,287	593,422
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,457	7,533	8,000	4,400	3,600	8,000	8,000
FICA Taxes	494	576	612	337	275	612	612
ProfServ-Arbitrage Rebate	600	600	600	600	-	600	600
ProfServ-Engineering	4,450	2,582	9,000	1,298	433	1,731	9,000
ProfServ-Legal Services	3,721	3,037	5,000	396	845	1,241	5,000
ProfServ-Mgmt Consulting Serv	25,404	26,131	26,903	24,724	2,179	26,903	27,710
Auditing Services	3,526	3,500	3,472	2,963	509	3,472	3,500
Postage and Freight	661	182	247	96	32	128	128
Insurance - General Liability	5,817	6,990	8,884	9,572	-	9,572	9,772
Printing and Binding	483	1,226	300	71	24	95	1,226
Legal Advertising	373	687	500	115	385	500	687
Miscellaneous Services	734	7,646	500	226	274	500	5,000
Misc-Assessmnt Collection Cost	5,269	2,828	12,307	11,260	112	11,372	12,307
Office Supplies	-	-	100	-	100	100	100
Annual District Filing Fee	41	40	41	41	-	41	41
Total Administrative	61,747	67,275	76,466	56,099	8,767	64,866	83,683

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<i>Field</i>							
Payroll-Pool Monitors	-	4,756	25,000	6,112	18,888	25,000	10,000
FICA Taxes	879	364	1,913	468	1,445	1,913	765
ProfServ-Field Management	15,731	6,867	16,203	7,659	8,544	16,203	16,689
Contracts-Janitorial Services	4,840	950	2,400	-	2,400	2,400	-
Contracts-Security Services	14,317	3,975	6,000	3,364	2,636	6,000	-
Contracts-Landscape	129,876	125,125	97,720	78,290	19,430	97,720	97,720
Contracts-Landscape Consultant	1,920	960	1,920	-	1,920	1,920	-
Communication - Telephone	1,008	1,639	1,200	756	444	1,200	1,200
Electricity - Streetlighting	127,644	136,287	137,300	102,446	15,000	117,446	137,300
Utility - Water	6,102	11,795	7,519	4,914	1,052	5,966	7,520
Electricity - Fountain	2,709	1,383	3,960	-	3,960	3,960	3,960
R&M-Court Maintenance	-	-	-	-	-	-	7,500
R&M-Equipment	40,029	5,549	13,300	4,522	1,507	6,029	13,300
R&M-Irrigation	-	11,071	9,000	14,089	4,696	18,785	11,000
R&M-Landscape Renovations	17,470	48,800	10,000	22,704	10,431	33,135	25,000
R&M-Ponds	17,221	14,568	17,500	10,926	3,642	14,568	14,568
R&M-Pools	8,912	7,695	7,020	6,420	2,140	8,560	8,000
R&M-Streetlights	1,523	7,585	5,000	3,583	1,417	5,000	7,585
Misc-Holiday Lighting	4,500	4,500	5,000	4,500	-	4,500	5,000
Misc-Contingency	88,336	641	64,438	37,462	26,976	64,438	70,438
Op Supplies - General	10,588	2,481	3,300	2,694	898	3,592	4,000
Cap Outlay-Machinery and Equip	76,825	34,006	-	-	-	-	-
Reserve - Clubhouse/Cabana	-	-	2,385	-	-	-	2,385
Reserve - Court Amenities	-	-	10,034	-	-	-	10,034
Reserve - Fences	-	-	8,937	12,500	-	12,500	8,937
Reserve - Irrigation Landscape	-	-	2,594	-	-	-	2,594

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
Reserve - Monuments Signage	-	-	12,022	-	-	-	12,022
Reserve - Parking Lot	-	-	798	-	-	-	798
Reserve - Ponds	-	-	2,888	-	-	-	2,888
Reserve -Highwoods Streelights	-	-	16,988	-	-	-	16,988
Reserve - Swimming Pool	-	-	2,200	-	-	-	2,200
Reserve - Other	-	-	21,716	-	-	-	21,716
Total Field	581,904	430,997	516,255	323,409	127,426	450,835	522,107
TOTAL EXPENDITURES	643,651	498,272	592,721	379,508	136,193	515,701	605,790
Excess (deficiency) of revenues Over (under) expenditures	(218,537)	(103,987)	-	212,139	(129,554)	82,585	(12,368)
OTHER FINANCING SOURCES (USES)							
TOTAL OTHER SOURCES (USES)	-	98,885	-	-	-	-	-
Net change in fund balance	(218,537)	(2,730)	-	212,139	(129,554)	82,585	-
FUND BALANCE, BEGINNING	593,574	379,355	379,355	379,355	-	379,355	461,940
FUND BALANCE, ENDING	\$ 375,037	\$ 376,625	\$ 379,355	\$ 591,494	\$ (129,554)	\$ 461,940	\$ 461,940

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 461,940
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	80,562
Total Funds Available (Estimated) - 9/30/2020	542,502

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	21,255
Subtotal	<u>21,255</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		137,286 ⁽¹⁾
Reserves - Clubhouse/Cabana Prior Years	6,000 ⁽²⁾	
FY 2019 Reserve Funding	2,385	
FY 2020 Reserve Funding	2,385	
Reserves - Court Amenities Prior Years	13,305 ⁽²⁾	
FY 2019 Reserve Funding	10,034	
FY 2020 Reserve Funding	10,034	33,373
Reserves - Fences Prior Years	44,959 ⁽²⁾	
FY 2019 Reserve Funding	8,937	
Less FY 2019 Expenses	(12,500)	
FY 2020 Reserve Funding	8,937	50,333
Reserves - Irrigation/Landscape Prior Years	8,870 ⁽²⁾	
FY 2019 Reserve Funding	2,594	
FY 2020 Reserve Funding	2,594	14,058
Reserves - Monuments/Signage Prior Years	8,870 ⁽²⁾	
FY 2019 Reserve Funding	12,022	
FY 2020 Reserve Funding	12,022	32,914
Reserves - Parking Lot Prior Years	25,010 ⁽²⁾	
FY 2019 Reserve Funding	798	
FY 2020 Reserve Funding	798	26,606
Reserves - Ponds Prior Years	8,870 ⁽²⁾	
FY 2019 Reserve Funding	2,888	
FY 2020 Reserve Funding	2,888	14,646
Reserves - Highwoods Streelights Prior Years	60 ⁽²⁾	
FY 2019 Reserve Funding	16,988	
FY 2020 Reserve Funding	16,988	34,036
Reserves - Swimming Pools Prior Years	35,480 ⁽²⁾	

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Exhibit "B"
Allocation of Fund Balances

FY 2019 Reserve Funding	2,200	
FY 2020 Reserve Funding	2,200	39,880
Reserves - Other Prior Years	- (2)	
FY 2019 Reserve Funding	21,716	
FY 2020 Reserve Funding	21,716	43,432
	Subtotal	426,564
Total Allocation of Available Funds		447,819
Total Unassigned (undesignated) Cash		\$ 94,683

Notes

(1) Represents approximately 3 months of operating expenditures

(2) Reserve balance as of June 30, 2019

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 5,171	\$ 4,735	\$ 5,000	\$ 5,035	\$ 1,678	\$ 6,713	\$ 4,000
Room Rentals	6,303	7,534	5,000	4,541	1,514	6,055	5,000
Interest - Tax Collector	801	947	-	157	-	157	-
Special Assmnts- Tax Collector	815,973	816,334	1,107,092	1,107,682	-	1,107,682	1,107,092
Special Assmnts- Discounts	(30,531)	(34,859)	(44,284)	(38,170)	-	(38,170)	(44,284)
Other Miscellaneous Revenues	72	29	100	133	-	133	100
Access Cards	28	685	-	257	-	257	-
TOTAL REVENUES	800,217	796,648	1,072,908	1,079,635	3,192	1,082,827	1,071,908
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	9,685	7,533	8,000	4,400	3,600	8,000	8,000
FICA Taxes	741	576	612	337	275	612	612
ProfServ-Dissemination Agent	-	2,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	6,072	4,660	9,000	2,547	849	3,396	6,000
ProfServ-Legal Services	3,478	5,430	5,000	659	4,341	5,000	5,000
ProfServ-Mgmt Consulting Serv	49,793	51,127	52,448	48,516	3,932	52,448	52,448
Auditing Services	5,037	5,000	5,035	5,814	-	5,814	5,035
Postage and Freight	1,296	356	500	188	312	500	500
Insurance - General Liability	7,636	9,179	11,664	9,572	2,092	11,664	12,830
Printing and Binding	998	2,406	600	139	46	185	600
Legal Advertising	732	1,347	1,000	227	773	1,000	1,000
Miscellaneous Services	930	9,243	1,000	282	500	782	1,000
Misc-Assessmnt Collection Cost	10,745	10,583	22,142	20,066	-	20,066	22,142
Office Supplies	-	-	250	15	150	165	250
Annual District Filing Fee	80	80	80	80	-	80	80
Total Administrative	101,560	109,520	118,331	92,842	17,871	110,713	116,497

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<i>Field</i>							
Payroll-Part Time	-	78,341	87,550	59,662	27,888	87,550	87,550
Payroll-Project Manager	-	-	1,030	-	1,030	1,030	-
Payroll-Part Time Club Suprvsr	-	30,285	30,900	23,265	7,635	30,900	30,900
Payroll-Site Manager	-	67,540	72,100	49,144	22,956	72,100	74,263
FICA Taxes	14,824	14,735	14,656	11,236	4,552	15,788	14,743
Life and Health Insurance	3,209	6,441	6,500	5,304	1,196	6,500	6,500
Workers' Compensation	5,544	8,218	9,038	-	9,038	9,038	9,038
Contracts-Irrigation	-	-	-	-	-	-	6,600
Contracts-Janitorial Services	9,725	1,475	4,500	-	4,500	4,500	-
Contracts-Security Services	5,538	4,207	3,750	2,835	915	3,750	3,750
Contracts-Landscape	52,997	49,477	44,800	41,198	3,602	44,800	44,800
Contracts-Landscape Consultant	5,040	2,520	5,040	-	5,040	5,040	-
Contracts-Pools	-	18,900	20,100	13,875	6,225	20,100	20,100
Contracts-Lakes	-	3,924	4,500	-	4,500	4,500	4,500
Contracts-Pest Control	-	966	965	805	160	965	965
Communication - Mobile	-	1,456	1,452	1,251	201	1,452	1,452
Communication - Teleph - Field	4,559	4,181	4,548	2,971	1,577	4,548	4,548
Electricity - Streetlighting	242,794	253,386	242,800	184,543	61,514	246,057	242,800
Utility - Water	21,915	23,089	22,800	22,491	7,497	29,988	30,000
Utility - Refuse Removal	8,902	9,839	9,200	9,528	3,176	12,704	11,000
Electricity - Fountain	-	3,723	6,000	2,581	860	3,441	4,000
Rentals & Leases	18,828	3,120	3,120	2,340	780	3,120	3,120
Rental-Fitness Equipment	-	18,828	18,828	14,121	4,707	18,828	18,828
R&M-General	48,885	27,909	30,000	12,750	17,250	30,000	30,000
R&M-Court Maintenance	-	-	-	-	-	-	7,500
R&M-Electrical	-	8,701	10,000	4,669	1,556	6,225	8,000
R&M-Gate	-	211	3,500	150	50	200	2,000
R&M-Irrigation	-	4,921	1,500	4,449	1,483	5,932	4,000
R&M-Landscape Renovations	13,063	12,964	2,500	9,001	3,000	12,001	13,000
R&M-Pest Control	942	-	100	-	-	-	100

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU JUN-2019	JUL- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
R&M-Ponds	3,993	422	17,000	3,099	1,033	4,132	7,000
R&M-Pools	26,636	14,876	16,000	1,315	12,522	13,837	23,000
R&M-Plumbing	-	1,005	4,000	3,180	1,060	4,240	4,000
R&M-Painting	-	11,000	5,500	5,970	1,990	7,960	10,000
Misc-Access Cards	-	9,415	8,250	3,820	1,273	5,093	3,250
Misc-Holiday Lighting	-	4,000	4,000	4,000	-	4,000	4,000
Misc-Special Events	-	-	15,000	-	-	-	15,000
Misc-Clubhouse Activities	12,073	7,661	4,000	7,545	2,515	10,060	4,000
Misc-Contingency	56,519	-	4,754	12	4,742	4,754	4,754
Misc-Web Hosting	-	79	300	-	300	300	309
Cleaning Supplies	-	2,438	7,200	952	317	1,269	2,500
Op Supplies - General	35,478	16,168	11,550	11,636	3,879	15,515	20,000
Cap Outlay-Machinery and Equip	134,396	-	-	-	-	-	-
Reserve - Clubhouse	38,310	-	56,944	72,331	-	72,331	56,944
Reserve - Court Amenities	-	24,820	11,361	-	-	-	11,361
Reserve - Other	-	-	49,070	-	-	-	49,070
Reserve - Playground	-	35,114	6,999	-	-	-	6,999
Reserve - Swimming Pools	-	-	70,872	35,090	-	35,090	70,872
Total Field	936,324	788,549	954,577	627,119	232,521	859,640	977,115
Unidentified Orgunit							
Unemployment Compensation	-	-	-	-	-	-	-
Total Unidentified Orgunit	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,037,884	894,003	1,072,908	719,961	250,392	970,353	1,093,612
Excess (deficiency) of revenues							
Over (under) expenditures	(237,667)	(97,355)	-	359,674	(247,200)	112,474	(21,704)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	234,398	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(21,704)
Net change in fund balance	(237,667)	141,109	-	359,674	(247,200)	112,474	(21,704)
FUND BALANCE, BEGINNING	654,460	416,792	560,857	560,857	-	560,857	673,331
FUND BALANCE, ENDING	\$ 416,792	\$ 557,901	\$ 560,857	\$ 920,531	\$ (247,200)	\$ 673,331	\$ 651,627

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 2020	\$ 673,331
Net Change in Fund Balance - Fiscal Year 2020	(21,704)
Reserves - Fiscal Year 2020 Additions	195,246
Total Funds Available (Estimated) - 9/30/2020	846,873

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	24,388
Subtotal	<u>24,388</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		224,592 ⁽¹⁾
Reserves - Clubhouse Prior Years	56,944 ⁽²⁾	
FY 2019 Reserve Funding	56,944	
Less FY 2019 Expenses	(72,331)	
FY 2020 Reserve Funding	56,944	98,501
Reserves - Court Amenities Prior Years	29,991 ⁽²⁾	
FY 2019 Reserve Funding	11,361	
FY 2020 Reserve Funding	11,361	52,713
Reserves - Irrigation/Landscape Prior Years	45,000 ⁽²⁾	45,000
Reserves - Other Prior Years	49,070 ⁽²⁾	
FY 2019 Reserve Funding	49,070	
FY 2020 Reserve Funding	49,070	147,210
Reserves - Playground Prior Years	46,999 ⁽²⁾	
FY 2019 Reserve Funding	6,999	
FY 2020 Reserve Funding	6,999	60,997
Reserves - Ponds Prior Years	24,704 ⁽²⁾	
Reserves - Swimming Pools Prior Years	- ⁽²⁾	
FY 2019 Reserve Funding	70,872	
Less FY 2019 Expenses	(35,090)	
FY 2020 Reserve Funding	70,872	106,654
Subtotal		<u>760,371</u>

Total Allocation of Available Funds	784,759
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Total Unassigned (undesignated) Cash	\$ 62,114
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Notes

(1) Represents approximately 3 months of operating expenditures

(2) Reserve balance as of June 30, 2019

Budget Narrative
Fiscal Year 2020

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.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**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.

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.

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.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Administrative (continued)

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.

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.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

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-Pools

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

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

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.

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.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

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.

R&M-Painting

This includes the cost to paint assets of the District.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

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.

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.

Budget Narrative
Fiscal Year 2020

EXPENDITURES

Field (continued)

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

Supporting Budget Schedules
Fiscal Year 2020

**TAMPA PALMS OPEN SPACE AND TRNSPORTATION CDD
FY 2019-20 PROPOSED ASSESSMENTS**

TPOST Area 3 Parcel Name		Prior Year FY 2018-19	Proposed FY 2019-20	
		Total	Total	Incr (Dcr)
Compton Estates	Apartment	\$29,952	\$29,952	\$0
The Promenade at Tampa Palms	Multi-Family	\$78	\$78	\$0
TPOST 3 Residential Villages	Single Family	\$323	\$323	\$0
T Palms Shopping Plza LLC (Market Square)	Compl	\$61,267	\$61,267	\$0
T PalmsShping Plaza II LLC (CVS)	Compl	\$5,019	\$5,019	\$0
T Palms Shping Plaza II LLC (Chase)	Compl	\$2,003	\$2,003	\$0
Vereit Real Estate LP (LA Fitness)	Compl	\$11,144	\$11,144	\$0
T Palms Shping Plaza II LLC (RaceTrac)	Compl	\$3,578	\$3,578	\$0
T Palms Shping Plaza II LLC (Vacant)	Compl	\$3,578	\$3,578	\$0

Off Roll - Developer Direct TPOST Area 3

TPOST 3 Not Yet Developed Parcel Identifier		Prior Year FY 2018-19	Proposed FY 2019-20	
		Total	Total	Incr (Dcr)
32A	Not Dev	\$29,518	\$29,518	\$0
32B	Not Dev	\$23,473	\$23,473	\$0
36	Not Dev	\$6,437	\$6,437	\$0
38C	Not Dev	\$25,783	\$25,783	\$0
38D	Not Dev	\$48,316	\$48,316	\$0

TPOST AREA 6 Parcel Name	Residential Units	Prior Year FY 2018-19	Proposed FY 2019-20	
		Total	Total	Incr (Dcr)
THE MARQUIS OF TAMPA PALMS (NORTHSTAR)	Apartment	\$194	\$194	\$0
The Enclave at Richmond Place	Apartment	\$194	\$194	\$0
Richmond Place Villages	Single Family	\$1,409	\$1,409	\$0

TPOST AREA 6 COMMERCIAL Parcel Name	Commercial Units	Prior Year FY 2018-19	Proposed FY 2019-20	
		Total	Total	Incr (Dcr)
FLIK INC	Compl	\$5,461	\$5,461	\$0
LG RT Tampa LLC	Compl	\$700	\$700	\$0
CLPV, LLC	Compl	\$784	\$784	\$0
FJS LLC	Compl	\$317	\$317	\$0
581 HIGHWOODS LP	Compl	\$5,862	\$5,862	\$0
SOP 8125 HW PALM WAY LLC	Compl	\$2,806	\$2,806	\$0
DEPOSITORY TRUST	Compl	\$3,295	\$3,295	\$0
METROPOLITAN LIFE INSURANCE	Compl	\$1,419	\$1,419	\$0
581 HIGHWOODS LP	Compl	\$1,510	\$1,510	\$0

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION CDD
FY 2019-20 PROPOSED ASSESSMENTS**

TPOST AREA 6 COMMERCIAL (Cont'd)		Prior Year	Proposed	
Commercial		FY 2018-19	FY 2019-20	
Parcel Name	Units	Total	Total	Incr (Dcr)
HRLP PRESERVE LLC	Coml	\$2,043	\$2,043	\$0
581 HIGHWOODS LP	Coml	\$1,369	\$1,369	\$0
THP LLC	Coml	\$2,635	\$2,635	\$0
Walk at Highwoods Preserve 18 LLC	Coml	\$5,300	\$5,300	\$0
Oasis at Highwoods Preserve LLC	Coml	\$4,265	\$4,265	\$0
Equestrian Parc at Highwoods Preserve Con	Coml	\$5,187	\$5,187	\$0

* Per Unit = \$15 per Unit

TPOST AREA 7		Prior Year	Proposed	
Residential		FY 2018-19	FY 2019-20	
Parcel Name	Units	Total	Total	Incr (Dcr)
West Meadows Villages	1394	\$730	\$730	\$0

TPOST AREA 7 COMMERCIAL		Prior Year	Proposed	
		FY 2018-19	FY 2019-20	
Parcel Name		Total	Total	Incr (Dcr)
New Tampa Storage LLC	Coml	\$7,551	\$7,551	\$0
Victory Oil Invetsment Properties LLC	Coml	\$562	\$562	\$0
McDonalds Corporation	Coml	\$865	\$865	\$0
Barnett Bank NA	Coml	\$1,364	\$1,364	\$0
PR II New Tampa Center LLC	Coml	\$3,013	\$3,013	\$0
Bright House Networks LLC	Coml	\$294	\$294	\$0
Werthmann Sandra Jones (CVS Pharmacy In	Coml	\$1,524	\$1,524	\$0
Amsouth Bank of Florida	Coml	\$1,524	\$1,524	\$0
DEAL JULIE TRUSTEE	Coml	\$1,524	\$1,524	\$0
Tom Sash Trustee	Coml	\$1,524	\$1,524	\$0
Wal-Mart Stoes East LP	Coml	\$24,979	\$24,979	\$0
Tampa Bay Veterinary Properties LLC	Coml	\$1,212	\$1,212	\$0
JN 470 LLC	Coml	\$160	\$160	\$0
Leap New Tampa LC	Coml	\$695	\$695	\$0
Portofina	Coml	\$28,081	\$28,081	\$0
Pinpoint Legacy at Highwoods Preserve LLC	Coml	\$8,826	\$8,826	\$0
Panna Surendra Mahadevua LLC	Coml	\$6,508	\$6,508	\$0