

PANTHER TRACE I CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE FY2022-FY2023
REVENUE			
SPECIAL ASSESSMENTS	\$ 787,745	\$ 787,745	\$ -
INTEREST REVENUE	2,000	2,000	-
MISCELLANEOUS REVENUE	300	300	-
CLUBHOUSE SECURIY OFFICER FEE	-	-	-
CLUBHOUSE RENTALS	2,500	2,500	-
INSURANCE PROCEEDS	-	-	-
FUND BALANCE FORWARD	124,503	124,503	-
TOTAL REVENUE	917,048	917,048	-
EXPENDITURES			
GENERAL ADMINISTRATIVE:			
BOARD OF SUPERVISORS PAYROLL	12,000	12,000	-
PAYROLL TAXES - BOARD OF SUPERVISORS	919	919	-
PAYROLL SERVICES - BOARD OF SUPERVISORS	650	650	-
MANAGEMENT CONSULTING SERVICES	45,000	45,000	-
FINANCIAL SERVICES (DMS)	-	-	-
OFFICE SUPPLIES	500	500	-
BANK FEES	200	200	-
MISCELLANEOUS (Postage, copies, phone)	-	-	-
MAILING	50	50	-
SCHOOL SPONSORSHIP	200	200	-
OTHER MISCELLANEOUS	250	250	-
AUDITING	3,450	3,450	-
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	700	700	-
ENGINEERING SERVICES	5,000	5,000	-
LEGAL SERVICES	7,500	7,500	-
TECHNOLOGY SERVICES AND WEBSITE ADMIN.	1,650	1,650	-
COUNTY COLLECTION FEES	-	-	-
TOTAL GENERAL ADMINISTRATIVE	78,244	78,244	-
INSURANCE:			
INSURANCE	15,535	15,535	-
TOTAL INSURANCE	15,535	15,535	-
DEBT SERVICE ADMINISTRATION:			
DISCLOSURE REPORT	1,000	1,000	-

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	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE FY2022-FY2023
ARBITRAGE REBATE	650	650	-
TRUSTEE FEES	4,041	4,041	-
TOTAL DEBT SERVICE ADMINISTRATION	5,691	5,691	-
UTILITIES:			
UTILITIES - ELECTRICITY	123,600	123,600	-
UTILITIES - WATER	12,000	12,000	-
UTILITIES - SOLID WASTE DISPOSAL	2,720	2,720	-
IMPACT FEE ASSESSMENT	650	650	-
TOTAL UTILITIES	138,970	138,970	-
SECURITY:			
SECURITY SYSTEM - CONTRACT	120	120	-
SECURITY PATROL	25,000	25,000	-
SECURITY - MISCELLANEOUS	500	500	-
TOTAL SECURITY	25,620	25,620	-
PHYSICAL ENVIRONMENT:			
LAKE & POND MAINTENANCE	20,964	20,964	-
LAKE & POND MAINTENANCE - OTHER	5,500	5,500	-
ENTRY & WALLS MAINTENANCE	7,500	7,500	-
LANDSCAPE MAINTENANCE - CONTRACT	161,065	161,065	-
LANDSCAPE MAINTENANCE - CONSULTING	15,120	15,120	-
LANDSCAPE REPLACEMENT	40,000	40,000	-
TREE MAINTENANCE/REMOVAL	5,000	5,000	-
OTHER LANDSCAPE MISCELLANEOUS	5,000	5,000	-
IRRIGATION MAINTENANCE	7,500	7,500	-
IRRIGATION USAGE REPORTING	2,400	2,400	-
DECORATIVE LIGHT MAINTENANCE	1,200	1,200	-
PAVEMENT REPAIRS	1,000	1,000	-
PEST CONTROL	960	960	-
FIELD MANAGER CONTINGENCY	10,000	10,000	-
TOTAL PHYSICAL ENVIRONMENT	283,209	283,209	-
PARKS AND RECREATION:			
COMMUNICATIONS	2,640	2,640	-
CLUBHOUSE STAFF	70,103	70,103	-
CLUBHOUSE STAFF TAXES	5,363	5,363	-

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	FY 2022 ADOPTED	FY 2023 ADOPTED	VARIANCE FY2022-FY2023
UNEMPLOYMENT INSURANCE	1,200	1,200	-
CLUBHOUSE WORKMENS COMP INSURANCE	1,250	1,250	-
CLUBHOUSE STAFF PAYROLL FEES	3,000	3,000	-
CLUB FACILITY - INTERIOR FURNISHINGS	1,500	1,500	-
CLUB FACILITY MAINTENANCE	18,000	18,000	-
POOL MAINTENANCE - CONTRACT	11,200	11,200	-
POOL MAINTENANCE - OTHER	6,000	6,000	-
POOL PERMIT	275	275	-
CLUBHOUSE SUPPLIES	2,500	2,500	-
PARK FACILITY MAINTENANCE	4,163	4,163	-
CAPITAL IMPROVEMENTS	135,000	135,000	-
SPECIAL EVENTS	25,000	25,000	-
DECORATIVE LIGHT/ HOLIDAY	2,000	2,000	-
MISCELLANEOUS			-
STORAGE	984	984	-
SIGNS	-	-	-
OTHER AMENITY CENTER REPAIRS & MAINTENANCE	6,600	6,600	-
TOTAL PARKS AND RECREATION	296,778	296,778	-
RESERVES			
CAPITAL ASSET RESERVES	73,000	73,000	-
TOTAL RESERVES	73,000	73,000	-
TOTAL EXPENDITURES	917,048	917,048	-
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	-
FUND BALANCE - BEGINNING	1,574,510	1,523,007	(51,503)
INCREASE IN RESERVES FOR RENEWAL	73,000	73,000	-
DECREASE FOR FUND BALANCE FORWARD	(124,503)	(124,503)	
FUND BALANCE - ENDING	\$ 1,523,007	\$ 1,471,504	\$ (51,503)

**PANTHER TRACE I CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES GENERAL ADMINISTRATIVE:			
BOARD OF SUPERVISORS PAYROLL	BOARD OF SUPERVISORS	\$12,000	PER MEETING. 5 BOARD MEMBERS @ 200 EACH
PAYROLL TAXES, BOS	FICA & FUTA	\$919	PAYROLL TAXED AT 7.65% (Board Of Supervisors)
PAYROLL SERVICES-BOS	INNOVATIVE	\$650	APPROXIMATES \$50 PER PAY PERIOD & YE PROCESSING OF \$50
MANAGEMENT CONSULTING SERVICES	DPFG	\$45,000	SEE DPFG AGREEMENT
SALES TAX	TAX FROM CLUBHOUSE RENTALS	\$0	CONSIDERED AS PART OF RENTAL REVENUE RECEIVED
OFFICE SUPPLIES	VARIOUS	\$500	ESTIMATED
BANK FEES	BANK UNITED	\$200	AMOUNT IS FOR MISC ITEMS SUCH AS PRINTED CHECKS OR ANY RETURNED DEPOSITS
MISCELLANEOUS:			
MAILING	VARIOUS	\$50	ESTIMATED
SCHOOL SPONSORSHIPS	VARIOUS	\$200	ESTIMATED
OTHER MISCELLANEOUS	VARIOUS	\$250	ESTIMATED
AUDITING	DMHB	\$3,450	Amount for FY 20 is \$3,450. The Board will need to go out for RFP
REGULATORY AND PERMIT FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUN	\$175	STATUTORILY FIXED
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	\$700	ESTIMATED; X3 PUBLIC HEARINGS, X1 YEARLY MEETING SCHEDULE
ENGINEERING SERVICES	STANTEC CONSULTING	\$5,000	ESTIMATED; SEE STANTEC AGREEMENT
LEGAL SERVICES	STRALEY & ROBIN	\$7,500	ESTIMATED; \$140-225 PER HOUR
TECHNOLOGY SERVICES AND WEBSITE ADMINISTRATION	CAMPUS SUITES	\$1,650	CAMPUS SUITE - \$900 INCLUDES WEBSITE COMPLIANCE & REMEDIATION OF 750 DOCUMENTS, DPFG REMEDIATION MITIGATION IS \$500 ANNUALLY. BUDGETED \$250 FOR ANY UNKNOWN REMEDIATION
TOTAL GENERAL ADMINISTRATIVE		\$78,244	
INSURANCE (Property, Casualty & Auto)	EGIS	\$15,535	CONFIRMED WITH EGIS
DEBT SERVICE ADMINISTRATION			
DISCLOSURE REPORT	PRAEGER SEALY	\$1,000	PER PRAGER AGREEMENT. DISCLOSURE REPORT IS DONE APRIL OF EACH YEAR
ARBITRAGE REBATE	LLS TAX SOLUTIONS	\$650	CONTACTED LLS TAX SOLUTIONS TO CONFIRM
TRUSTEE FEES	US BANK	\$4,041	CONFIRMED WITH TRUSTEE
TOTAL DEBT SERVICE ADMINISTRATION		\$5,691	
UTILITIES			
UTILITIES - ELECTRICITY	TAMPA ELECTRIC COMPANY (TECO)	\$123,600	Estimated; Price increase from .03224 per kw to .06216 per kw, price went into effect late 2017. Bills arrive first week of the ensuing month

**PANTHER TRACE I CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
UTILITIES - WATER	HILLSBOROUGH COUNTRY	\$12,000	ESTIMATED;BASED ON ACTUAL EXPENDITURES
UTILITIES - SOLID WASTE DISPOSAL	REPUBLIC SERVICES	\$2,720	Service is \$101.95 per month. RENEGOTIATED 11/21. EFFECTIVE DATE 01/22. Specialty pickup is at \$100. Appropriation includes 2 special pickups.
IMPACT FEE ASSESSMENT	BOARD OF COUNTY COMMISSIONERS	\$650	
TOTAL UTILITIES		\$138,970	
SECURITY			
SECURITY SYSTEM - CONTRACT	ADT SECURITY SERVICES	\$120	FIXED RATE
SECURITY PATROL - PRIVATE	POOL MONITORS	\$25,000	8 MONTHS AT 150 HOURS EA. (1,200 HOURS), AS NEEDED SUMMER & SPRING PAYRATE IS \$13-15/HOUR.
SECURITY - MISC	MHD	\$500	MISCELLANEOUS AS NEEDED
TOTAL SECURITY		\$25,620	
PHYSICAL ENVIRONMENT			
LAKE & POND MAINTENANCE	AQUATIC SYSTEMS	\$20,964	FIXED RATE OF \$1,747 MONTHLY.
LAKE MAINTENANCE - OTHER	AQUATIC SYSTEMS	\$5,500	ESTIMATED; NON-ROUTINE SERVICES NOT ANTICIPATED UNDER AGREEMENT WITH AQUATIC SYSTEMS SUCH AS POND BANK EROSION.
ENTRY & WALLS MAINTENANCE	VARIOUS VENDORS	\$7,500	ESTIMATED AS NEEDED FOR ITEMS LIKE PRESSURE WASHING.
LANDSCAPE MAINTENANCE - CONTRACT	LANDSCAPE MAINTNENCE PROFESSIONALS	\$161,065	CONTRACT IS \$13,222 MONTHLY FOR BASE SERVICE
LANDSCAPE MAINTENANCE - CONSULTING	OLM INC.	\$15,120	PURSUANT TO FY 2018 AMENDMENT AGREEMENT, CONTRACT AUTO RENEWS AT \$1,260 PER MONTH
LANDSCAPE REPLACEMENT	LANDSCAPE MAINTENANCE PROFESSIONALS	\$40,000	LANDSCAPING BASED ON NEED, ANNUALS ARE \$2,923 PER ROTATION, MULCH IS \$14,975. VOLLEYBALL COURT SAND IS \$3,060.
TREE MAINTENANCE/REMOVAL	LANDSCAPE MAINTENANCE PROFESSIONALS	\$5,000	ESTIMATED
OTHER MAINTENANCE	LANDSCAPE MAINTENANCE PROFESSIONALS	\$5,000	ESTIMATED
IRRIGATION MAINTENANCE	LANDSCAPE MAINTENANCE PROFESSIONALS	\$7,500	ESTIMATED; IRRIGATION REPAIRS.
IRRIGATION USAGE REPORTING	LANDSCAPE MAINTENANCE PROFESSIONALS	\$2,400	\$200/MO FOR MONTHLY WELL USAGE MONITORING SERVICES.
DECORATIVE LIGHT MAINTENANCE	VARIOUS SERVICES	\$1,200	ESTIMATED COST - ON SITE MAINTENANCE AND REPAIRS AS NEEDED
PAVEMENT REPAIRS	VARIOUS	\$1,000	ESTIMATED
PEST CONTROL	NVIROTECT PEST CONTROL	\$960	\$80 PER MONTH + EXTRA SERVICE
FIELD CONTINGENCY	VARIOUS	\$10,000	ESTIMATED
TOTAL PHYSICAL ENVIRONMENT		\$283,209	
PARKS AND RECREATION			
COMMUNICATIONS	SPECTRUM	\$2,640	ESTIMATED; SPECTRUM APPROXIMATES \$145/MO 1ST CONTRACT YEAR AND \$145/MO THEREAFTER, MONTHLY AND CELL PHONE FOR AMENITY DIRECTOR IS \$75 MONTHLY
CLUBHOUSE STAFF	CDD ON-SITE STAFFING	\$70,103	PAYROLL.

**PANTHER TRACE I CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
CLUBHOUSE STAFF TAXES - FICA	DECISION HR	\$5,363	7.65% OF TOTAL PAYROLL
CLUBHOUSE UNEMPLOYMENT INSURANCE	DECISION HR	\$1,200	
CLUBHOUSE STAFF WORKMENS COMP	DECISION HR	\$1,250	APPROXIMATES \$48 PER PAYROLL, ASSUMES 26 PAYROLLS
CLUBHOUSE STAFF PAYROLL PROCESSING FEES	DECISION HR	\$3,000	APPROXIMATES \$115 PER PAYROLL, ASSUMES 26 PAYROLLS
CLUB FACILITY - INTERIOR FURNISHINGS	VARIOUS	\$1,500	ESTIMATED
CLUB FACILITY MAINTENANCE	SUZANNA KIMBALL-CLEANING SERVICE	\$18,000	WEEKLY FIXED TREND OF \$125, PLUS ADDITIONAL FOR MISC LIKE PRESSURE WASHING & GROUT CLEANING
POOL MAINTENANCE - CONTRACT	ZEBRA CLEANING	\$11,200	SEE ZEBRA AGREEMENT; \$1200 MAR- OCT. \$1080 NOV-FEB.
POOL MAINTENANCE - OTHER	ZEBRA CLEANING	\$6,000	ESTIMATED; NON-ROUTINE SERVICES SUCH AS FILTER GRIDS WHICH WERE \$1,700 IN APRIL 2016
POOL PERMIT	HILLSBOROUGH COUNTY HEALTH DEPT.	\$275	PERMIT REQUIRED FOR POOL \$275 PER YEAR
CLUBHOUSE SUPPLIES	VARIOUS	\$2,500	ESTIMATED
PARK FACILITY MAINTENANCE	VARIOUS	\$4,163	ESTIMATED AS NEEDED MAINTENANCE OF PARKS
CAPITAL IMPROVEMENTS	VARIOUS	\$135,000	ESTIMATED
SPECIAL EVENTS	VARIOUS	\$25,000	ESTIMATED; VARIOUS ENTERTAINMENT VENDORS AS NEEDED
DECORATIVE LIGHT/HOLIDAY		\$2,000	BASED ON PRIOR YEAR EXPERIENCE
STORAGE	VARIOUS	\$984	AS NEEDED
SIGNS	VARIOUS	\$0	
OTHER AMENITY CENTER REPAIRS	VARIOUS	\$6,600	AS NEEDED
TOTAL PARKS AND RECREATION		\$296,778	
RESERVES		\$73,000	

**PANTHER TRACE I CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

NET OPERATIONS & MAINTENANCE (O&M) BUDGET **\$787,745.00**

COLLECTION COSTS \$16,760.53

EARLY PAYMENT DISCOUNT \$33,521.06

GROSS O&M ASSESSMENT **\$838,026.60**

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2020 DEBT SERVICE ⁽¹⁾
Single Family 40'	195	195
Single Family 50'	353	353
Single Family 60'	99	99
Single Family 70'	104	104
	751	751

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	ERU %	TOTAL O&M ASSESSMENT	O&M PER LOT
1.00	195.0	20.2%	\$169,035.62	\$866.85
1.25	441.3	45.6%	\$382,497.27	\$1,083.56
1.50	148.5	15.4%	\$128,727.13	\$1,300.27
1.75	182.0	18.8%	\$157,766.58	\$1,516.99
	966.8	100.0%	\$838,026.60	

LOT TYPE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2020 DEBT SERVICE ⁽²⁾	TOTAL PER LOT ⁽³⁾
Single Family 40'	\$866.85	\$310.28	\$1,177.13
Single Family 50'	\$1,083.56	\$387.85	\$1,471.41
Single Family 60'	\$1,300.27	\$465.42	\$1,765.70
Single Family 70'	\$1,516.99	\$542.99	\$2,059.98

FY 2022 TOTAL PER LOT	VARIANCE FY22 TO FY23	VARIANCE PER MONTH
\$1,177.13	\$0.00	\$0.00
\$1,471.41	\$0.00	\$0.00
\$1,765.70	\$0.00	\$0.00
\$2,059.98	\$0.00	\$0.00

⁽¹⁾ Reflects the total number of lots with Series 2020 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 20120 bond issuance. Includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2022 County property tax bill.

PANTHER TRACE PHASE 1 CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT

	FY 2023 ADOPTED
REVENUE	
ASSESSMENTS ON-ROLL (NET)	281,967
INTEREST--INVESTMENT	-
TOTAL REVENUE	281,967
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2023	41,329
November 1, 2023	38,119
PRINCIPAL RETIREMENT	
May 1, 2023	200,000
TOTAL EXPENDITURES	279,448
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	2,519

NET MAXIMUM ANNUAL DEBT SERVICE (MADS)	281,967
COUNTY COLLECTION COSTS & EARLY PAYMENT DISC.	17,997.86
TOTAL GROSS DEBT SERVICE	299,964.36

PANTHER TRACE CDD
FISCAL YEAR 2022-2023 ADOPTED BUDGET
\$2,960,000 Special Assessment Refunding Note, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
3/24/2020						2,960,000
5/1/2020		3.2100%	9,766	9,766		2,960,000
11/1/2020	-	3.2100%	47,508	47,508	57,274	2,960,000
5/1/2021	190,000	3.2100%	47,508	237,508		2,770,000
11/1/2021	-	3.2100%	44,459	44,459	281,967	2,770,000
5/1/2022	195,000	3.2100%	44,459	239,459		2,575,000
11/1/2022	-	3.2100%	41,329	41,329	280,787	2,575,000
5/1/2023	200,000	3.2100%	41,329	241,329		2,375,000
11/1/2023	-	3.2100%	38,119	38,119	279,448	2,375,000
5/1/2024	205,000	3.2100%	38,119	243,119		2,170,000
11/1/2024	-	3.2100%	34,829	34,829	277,947	2,170,000
5/1/2025	215,000	3.2100%	34,829	249,829		1,955,000
11/1/2025	-	3.2100%	31,378	31,378	281,206	1,955,000
5/1/2026	220,000	3.2100%	31,378	251,378		1,735,000
11/1/2026	-	3.2100%	27,847	27,847	279,225	1,735,000
5/1/2027	225,000	3.2100%	27,847	252,847		1,510,000
11/1/2027	-	3.2100%	24,236	24,236	277,082	1,510,000
5/1/2028	235,000	3.2100%	24,236	259,236		1,275,000
11/1/2028	-	3.2100%	20,464	20,464	279,699	1,275,000
5/1/2029	240,000	3.2100%	20,464	260,464		1,035,000
11/1/2029	-	3.2100%	16,612	16,612	277,076	1,035,000
5/1/2030	250,000	3.2100%	16,612	266,612		785,000
11/1/2030	-	3.2100%	12,599	12,599	279,211	785,000
5/1/2031	255,000	3.2100%	12,599	267,599		530,000
11/1/2031	-	3.2100%	8,507	8,507	276,106	530,000
5/1/2032	260,000	3.2100%	8,507	268,507		270,000
11/1/2032	-	3.2100%	4,334	4,334	272,840	270,000
5/1/2033	270,000	3.2100%	4,334	274,334		-
11/1/2033	-	3.2100%	-	-	274,334	-
2,960,000			714,200	3,674,200	3,674,200	

MADS: 281,967