

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

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE 2021-2022</b>
<b>REVENUE</b>			
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	-
<b>TOTAL REVENUE</b>	<b>917,048</b>	<b>917,048</b>	<b>-</b>
<b>EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE:</b>			
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	-	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>78,244</b>	<b>78,244</b>	<b>-</b>
<b>INSURANCE:</b>			
INSURANCE	15,535	15,535	-
<b>TOTAL INSURANCE</b>	<b>15,535</b>	<b>15,535</b>	<b>-</b>
<b>DEBT SERVICE ADMINISTRATION:</b>			
DISCLOSURE REPORT	1,000	1,000	-

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ARBITRAGE REBATE	650	650	-
TRUSTEE FEES	4,041	4,041	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>5,691</b>	<b>5,691</b>	<b>-</b>
<b>UTILITIES:</b>			
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	-
<b>TOTAL UTILITIES</b>	<b>138,970</b>	<b>138,970</b>	<b>-</b>
<b>SECURITY:</b>			
SECURITY SYSTEM - CONTRACT	120	120	-
SECURITY PATROL	25,000	25,000	-
SECURITY - MISCELLANEOUS	500	500	-
<b>TOTAL SECURITY</b>	<b>25,620</b>	<b>25,620</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT:</b>			
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	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>283,209</b>	<b>283,209</b>	<b>-</b>
<b>PARKS AND RECREATION:</b>			
COMMUNICATIONS	2,640	2,640	-
CLUBHOUSE STAFF	70,103	70,103	-
CLUBHOUSE STAFF TAXES	5,363	5,363	-

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	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE 2021-2022</b>
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	-
<b>TOTAL PARKS AND RECREATION</b>	<b>296,778</b>	<b>296,778</b>	<b>-</b>
<b>RESERVES</b>			
CAPITAL ASSET RESERVES	73,000	73,000	-
<b>TOTAL RESERVES</b>	<b>73,000</b>	<b>73,000</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>917,048</b>	<b>917,048</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE - BEGINNING</b>	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)	
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,523,007</b>	<b>\$ 1,471,504</b>	<b>\$ (51,503)</b>

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

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES GENERAL ADMINISTRATIVE:</b>			
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	NETWORK SOLUTIONS	\$1,650	CAMPUS SUITE - \$900 INCLUDES WEBSITE COMPLIANCE & REMEDIATION OF 750 DOCUMENTS, DPFG REMEDIATION MITIGATION IS \$500 ANNUALLY. BUDGETED \$250 FOR ANY UNKOWN REMEDIATION
<b>TOTAL GENERAL ADMINISTRATIVE</b>		<b>\$78,244</b>	
<b>INSURANCE (Property, Casualty &amp; Auto)</b>	<b>EGIS</b>	<b>\$15,535</b>	<b>CONFIRMED WITH EGIS</b>
<b>DEBT SERVICE ADMINISTRATION</b>			
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
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>		<b>\$5,691</b>	
<b>UTILITIES</b>			
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

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UTILITIES - WATER	HILLSBOROUGH COUNTRY	\$12,000	ESTIMATED;BASED ON ACTUAL EXPENDITURES
UTILITIES - SOLID WASTE DISPOSAL	REPUBLIC SERVICES	\$2,720	Services \$210 per month. Specialty pickup is at \$100. Appropriation includes 2 special pickups.
IMPACT FEE ASSESSMENT	BOARD OF COUNTY COMMISSIONERS	\$650	
<b>TOTAL UTILITIES</b>		<b>\$138,970</b>	
<b>SECURITY</b>			
SECURITY SYSTEM - CONTRACT	ADT SECURITY SERVICES	\$120	FIXED RATE
SECURITY PATROL - PRIVATE	CBM SERVICES GROUP	\$25,000	8 MONTHS AT 150 HOURS EA (1,200 HOURS), SUMMER & SPRING AT \$13.29 PER HOUR. Expired 12/31/17
SECURITY - MISC	MHD	\$500	MISCELLANEOUS AS NEEDED
<b>TOTAL SECURITY</b>		<b>\$25,620</b>	
<b>PHYSICAL ENVIRONMENT</b>			
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	DAD SERVICES	\$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 USAGE MONITORING SERVICES.
DECORATIVE LIGHT MAINTENANCE	DAD SERVICES	\$1,200	ESTIMATED
PAVEMENT REPAIRS	VARIOUS	\$1,000	ESTIMATED
PEST CONTROL	NVIROTECT PEST CONTROL	\$960	\$80 PER MONTH + EXTRA SERVICE
FIELD CONTINGENCY	VARIOUS	\$10,000	ESTIMATED
<b>TOTAL PHYSICAL ENVIRONMENT</b>		<b>\$283,209</b>	
<b>PARKS AND RECREATION</b>			
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.

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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; \$975 MAR - SEP, \$825 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 INCLUDING HOG REMOVAL
CAPITAL IMPROVEMENTS	VARIOUS	\$135,000	ESTIMATED
SPECIAL EVENTS	VARIOUS	\$25,000	ESTIMATED; VENDORS INCLUDE CHOW BELLA CATERING, TAMPA BOUNCE, DND JUST 4 FUN, ETC.
DECORATIVE LIGHT/HOLIDAY		\$2,000	Based on PY expenditures
STORAGE	CENTURY STORAGE	\$984	Contract increased
SIGNS	VARIOUS	\$0	
OTHER AMENITY CENTER REPAIRS	VARIOUS	\$6,600	
<b>TOTAL PARKS AND RECREATION</b>		<b>\$296,778</b>	
RESERVES		\$73,000	

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

<b>NET OPERATIONS &amp; MAINTENANCE (O&amp;M) BUDGET</b>	<b>\$787,745.00</b>
COLLECTION COSTS	\$16,760.53
EARLY PAYMENT DISCOUNT	\$33,521.06
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$838,026.60</b>

LOT TYPE	UNITS ASSESSED	
	O&M	SERIES 2020 DEBT SERVICE <sup>(1)</sup>
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 <sup>(2)</sup>	TOTAL PER LOT <sup>(3)</sup>
Single Family 40'	\$866.85	\$310.28	<b>\$1,177.13</b>
Single Family 50'	\$1,083.56	\$387.85	<b>\$1,471.41</b>
Single Family 60'	\$1,300.27	\$465.42	<b>\$1,765.70</b>
Single Family 70'	\$1,516.99	\$542.99	<b>\$2,059.98</b>

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

<sup>(1)</sup> Reflects the total number of lots with Series 2020 debt outstanding.

<sup>(2)</sup> 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.

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

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

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



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

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
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	-
<b>2,960,000</b>			<b>714,200</b>	<b>3,674,200</b>	<b>3,674,200</b>	

MADS: 281,967