

Century Park Place Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	58,215
MAINTENANCE ASSESSMENTS	25,266
DEBT ASSESSMENTS	123,590
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 208,271
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	2,500
MISCELLANEOUS MAINTENANCE	3,750
STORM DRAINAGE/CLASS V PERMIT	3,500
PAVEMENT REPLACEMENT RESERVE	8,000
STORMWATER MANAGEMENT RESERVE	5,000
INFRASTRUCTURE MAINTENANCE	1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 23,750
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	35,976
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,600
INSURANCE	7,400
LEGAL ADVERTISING	4,000
MISCELLANEOUS	700
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,982
TOTAL EXPENDITURES	\$ 101,732
REVENUES LESS EXPENDITURES	\$ 106,539
BOND PAYMENTS	(116,175)
BALANCE	\$ (9,636)
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,141)
DISCOUNTS FOR EARLY PAYMENTS	(8,283)
EXCESS/ (SHORTFALL)	\$ (22,060)
CARRYOVER FROM PRIOR YEAR	22,060
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	65,863	65,137	58,215	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	18,367	18,367	25,266	Expenditures/.94
DEBT ASSESSMENTS	123,590	123,590	123,590	Bond Payments/.94
INTEREST INCOME	5,213	720	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 213,033	\$ 207,814	\$ 208,271	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,209	2,000	2,500	\$500 Increase From 2024/2025 Budget (New Requirements)
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2024/2025 Budget
STORM DRAINAGE/CLASS V PERMIT	0	0	3,500	New Requirement In Miami-Dade County
PAVEMENT REPLACEMENT RESERVE	0	7,050	8,000	Twenty Year Project (Fifth Year)
STORMWATER MANAGEMENT RESERVE	0	3,800	5,000	Five Year Project (Third Year)
INFRASTRUCTURE MAINTENANCE	0	665	1,000	\$335 Increase From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,209	\$ 17,265	\$ 23,750	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,200	4,000	4,000	Supervisor Fees
PAYROLL TAXES	92	306	306	Supervisor Fees * 7.65%
MANAGEMENT	33,960	34,968	35,976	CPI Adjustment
LEGAL	9,795	9,000	9,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,500	3,600	3,600	Accepted Amount For 2024/2025 Budget
INSURANCE	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
LEGAL ADVERTISING	6,334	1,750	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	349	725	700	\$25 Decrease From 2024/2025 Budget
POSTAGE	262	200	200	No Change From 2024/2025 Budget
OFFICE SUPPLIES	209	325	325	No Change From 2024/2025 Budget
MEETING VENUE RENTAL	480	1,000	1,000	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,237	\$ 74,549	\$ 77,982	
TOTAL EXPENDITURES	\$ 75,446	\$ 91,814	\$ 101,732	
REVENUES LESS EXPENDITURES	\$ 137,587	\$ 116,000	\$ 106,539	
BOND PAYMENTS	(117,961)	(116,175)	(116,175)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 19,626	\$ (175)	\$ (9,636)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,001)	(4,141)	(4,141)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,437)	(8,284)	(8,283)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,188	\$ (12,600)	\$ (22,060)	
CARRYOVER FROM PRIOR YEAR	0	12,600	22,060	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 10,188	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	8,029	600	700	Projected Interest For 2025/2026
NAV Tax Collection	117,961	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 125,990	\$ 116,775	\$ 116,875	
EXPENDITURES				
Principal Payments	35,000	40,000	40,000	Principal Payments Due In 2026
Interest Payments	77,306	75,075	73,375	Interest Payments Due In 2026
Bond Redemption	0	1,700	3,500	Estimated Excess Debt Collections
Total Expenditures	\$ 112,306	\$ 116,775	\$ 116,875	
Excess/ (Shortfall)	\$ 13,684	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$1,785,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.50% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2017		
Maturity Date =	November 2047		
Par Amount As Of 1/1/2025 =	\$1,555,000		

Century Park Place Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 548.06	\$ 554.43	\$ 497.46	\$ 497.24	\$ 444.40
Maintenance	\$ 89.83	\$ 83.33	\$ 140.21	\$ 140.21	\$ 192.88
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.51	\$ 1,581.38	\$ 1,581.29	\$ 1,581.07	\$ 1,580.90

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	131
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