

Century Park Place  
Community Development District

**Final Budget For  
Fiscal Year 2018/2019  
October 1, 2018 - September 30, 2019**

# **CONTENTS**

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	66,188
MAINTENANCE ASSESSMENTS	17,399
DEBT ASSESSMENTS	123,590
DEVELOPER CONTRIBUTION	0
INTEREST INCOME	24
<b>TOTAL REVENUES</b>	<b>\$ 207,201</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	10,855
INFRASTRUCTURE MAINTENANCE	4,000
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 16,355</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	0
MANAGEMENT	30,316
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,100
INSURANCE	5,500
LEGAL ADVERTISING	1,000
MISCELLANEOUS	1,250
POSTAGE	250
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 62,241</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,596</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,605</b>
BOND PAYMENTS	(116,175)
<b>BALANCE</b>	<b>\$ 12,430</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,287)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	0	0	66,188	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	0	0	17,399	Expenditures/.94
DEBT ASSESSMENTS	0	0	123,590	Bond Payments/.94
DEVELOPER CONTRIBUTION	37,000	73,880	0	
INTEREST INCOME	4	0	24	Interest Projected At \$2 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 37,004</b>	<b>\$ 73,880</b>	<b>\$ 207,201</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
ENGINEERING/INSPECTIONS	400	1,500	1,500	No Change From 2017/2018 Budget
MISCELLANEOUS MAINTENANCE	0	10,855	10,855	No Change From 2017/2018 Budget
INFRASTRUCTURE MAINTENANCE	0	5,000	4,000	\$1,000 Decrease From 2017/2018 Budget
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 400</b>	<b>\$ 17,355</b>	<b>\$ 16,355</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	0	0	0	No Change From 2017/2018 Budget
MANAGEMENT	11,500	29,700	30,316	CPI Adjustment
LEGAL	10,483	9,000	9,000	No Change From 2017/2018 Budget
ASSESSMENT ROLL	0	6,750	6,750	No Change From 2017/2018 Budget
AUDIT FEES	0	0	3,100	Accepted Amount For 2017/2018 Audit
INSURANCE	2,342	6,500	5,500	Insurance Company Estimate
LEGAL ADVERTISING	2,775	2,500	1,000	\$1,500 Decrease From 2017/2018 Budget
MISCELLANEOUS	336	1,250	1,250	No Change From 2017/2018 Budget
POSTAGE	330	250	250	No Change From 2017/2018 Budget
OFFICE SUPPLIES	1,152	400	400	No Change From 2017/2018 Budget
DUES & SUBSCRIPTIONS	125	175	175	No Change From 2017/2018 Budget
TRUSTEE FEES	0	0	3,500	Trustee Fees
CONTINUING DISCLOSURE FEE	0	0	1,000	Continuing Disclosure Fee
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 29,043</b>	<b>\$ 56,525</b>	<b>\$ 62,241</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 29,443</b>	<b>\$ 73,880</b>	<b>\$ 78,596</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 7,561</b>	<b>\$ -</b>	<b>\$ 128,605</b>	
BOND PAYMENTS	0	0	(116,175)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 7,561</b>	<b>\$ -</b>	<b>\$ 12,430</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	-	-	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	-	-	(8,287)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 7,561</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 7,561</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2018/2019**  
**OCTOBER 1, 2018 - SEPTEMBER 30, 2019**

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	14	0	25	Projected Interest For 2018/2019
NAV Tax Collection	0	0	116,175	Maximum Debt Service Collection
Developer Contribution	0	113,650	0	2018 P&I Payments Funded By Developer
<b>Total Revenues</b>	<b>\$ 14</b>	<b>\$ 113,650</b>	<b>\$ 116,200</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	30,000	30,000	Principal Payments Due In 2019
Interest Payments	0	83,650	82,600	Interest Payments Due In 2019
Bond Redemption	0	0	3,600	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 113,650</b>	<b>\$ 116,200</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 14</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/2018 =	\$1,785,000		

# Century Park Place Community Development District Assessment Comparison

	Original Projected <u>Assessment*</u>	Fiscal Year 2016/2017 <u>Assessment*</u>	Fiscal Year 2017/2018 <u>Assessment*</u>	Fiscal Year 2018/2019 <u>Projected Assessment*</u>
Administrative	\$ 638.29	\$ -	\$ -	\$ <b>505.25</b>
Maintenance	\$ -	\$ -	\$ -	\$ <b>132.82</b>
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ <b>943.62</b></u>
Total	\$ 1,581.91	\$ -	\$ -	\$ <b>1,581.69</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 131