

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	67,366
MAINTENANCE ASSESSMENTS	16,202
DEBT ASSESSMENTS	123,590
DEVELOPER CONTRIBUTION - DEBT	0
INTEREST INCOME	60
TOTAL REVENUES	\$ 207,218
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	10,855
INFRASTRUCTURE MAINTENANCE	2,875
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 15,230
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	0
MANAGEMENT	31,584
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,300
INSURANCE	5,800
LEGAL ADVERTISING	800
MISCELLANEOUS	1,050
POSTAGE	250
OFFICE SUPPLIES	375
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,300
CONTINUING DISCLOSURE FEE	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 63,384
TOTAL EXPENDITURES	\$ 78,614
REVENUES LESS EXPENDITURES	\$ 128,604
BOND PAYMENTS	(116,175)
BALANCE	\$ 12,429
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,286)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	66,838	66,678	67,366	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	17,399	16,894	16,202	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
DEVELOPER CONTRIBUTION - DEBT	71,825	0	0	
INTEREST INCOME	114	24	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 279,790	\$ 207,186	\$ 207,218	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	0	1,500	1,500	No Change From 2019/2020 Budget
MISCELLANEOUS MAINTENANCE	0	10,855	10,855	No Change From 2019/2020 Budget
INFRASTRUCTURE MAINTENANCE	0	3,525	2,875	\$650 Decrease From 2019/2020 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ -	\$ 15,880	\$ 15,230	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	0	0	No Change From 2019/2020 Budget
MANAGEMENT	30,312	30,876	31,584	CPI Adjustment
LEGAL	7,920	9,000	9,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	No Change From 2019/2020 Budget
AUDIT FEES	3,100	3,200	3,300	Accepted Amount For 2019/2020 Audit
INSURANCE	5,000	5,500	5,800	Insurance Company Estimate
LEGAL ADVERTISING	284	900	800	\$100 Decrease From 2019/2020 Budget
MISCELLANEOUS	190	1,150	1,050	\$100 Decrease From 2019/2020 Budget
POSTAGE	133	250	250	No Change From 2019/2020 Budget
OFFICE SUPPLIES	284	400	375	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	3,180	3,500	3,300	\$200 Decrease From 2019/2020 Budget
CONTINUING DISCLOSURE FEE	500	1,000	1,000	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,828	\$ 62,701	\$ 63,384	
TOTAL EXPENDITURES	\$ 57,828	\$ 78,581	\$ 78,614	
REVENUES LESS EXPENDITURES	\$ 221,962	\$ 128,605	\$ 128,604	
BOND PAYMENTS	(190,242)	(116,175)	(116,175)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 31,720	\$ 12,430	\$ 12,429	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,009)	(4,143)	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(6,706)	(8,287)	(8,286)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 23,005	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 23,005	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	336	25	25	Projected Interest For 2020/2021
NAV Tax Collection	118,417	116,175	116,175	Maximum Debt Service Collection
Developer Contribution	71,825	0	0	2019 P&I Payment Funded By Developer
Total Revenues	\$ 190,578	\$ 116,200	\$ 116,200	
EXPENDITURES				
Principal Payments	30,000	30,000	35,000	Principal Payments Due In 2021
Interest Payments	83,125	81,550	80,500	Interest Payments Due In 2021
Bond Redemption	0	4,650	700	Estimated Excess Debt Collections
Total Expenditures	\$ 113,125	\$ 116,200	\$ 116,200	
Excess/ (Shortfall)	\$ 77,453	\$ -	\$ -	

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 1/1/2020 =	\$1,725,000		

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative	\$ 638.29	\$ -	\$ 505.25	\$ 508.99	\$ 514.25
Maintenance	\$ -	\$ -	\$ 132.82	\$ 128.96	\$ 123.69
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ -</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.91	\$ -	\$ 1,581.69	\$ 1,581.57	\$ 1,581.56

* Assessments Include the Following :

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

Community Information:

Total Units 131