

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2021/2022 BUDGET |
|--|---|
| REVENUES | |
| ADMINISTRATIVE ASSESSMENTS | 71,795 |
| MAINTENANCE ASSESSMENTS | 11,767 |
| DEBT ASSESSMENTS | 123,590 |
| INTEREST INCOME | 60 |
| TOTAL REVENUES | \$ 207,212 |
| EXPENDITURES | |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | |
| ENGINEERING/INSPECTIONS | 1,500 |
| MISCELLANEOUS MAINTENANCE | 3,750 |
| PAVEMENT REPLACEMENT RESERVE | 2,936 |
| INFRASTRUCTURE MAINTENANCE | 2,875 |
| TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | \$ 11,061 |
| ADMINISTRATIVE EXPENDITURES | |
| SUPERVISOR FEES | 4,000 |
| PAYROLL TAXES | 306 |
| MANAGEMENT | 32,016 |
| LEGAL | 9,000 |
| ASSESSMENT ROLL | 6,750 |
| AUDIT FEES | 3,400 |
| INSURANCE | 5,800 |
| LEGAL ADVERTISING | 775 |
| MISCELLANEOUS | 1,050 |
| POSTAGE | 250 |
| OFFICE SUPPLIES | 375 |
| DUES & SUBSCRIPTIONS | 175 |
| TRUSTEE FEES | 3,300 |
| CONTINUING DISCLOSURE FEE | 350 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 67,547 |
| TOTAL EXPENDITURES | \$ 78,608 |
| 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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2019/2020 ACTUAL | FISCAL YEAR 2020/2021 BUDGET | FISCAL YEAR 2021/2022 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| ADMINISTRATIVE ASSESSMENTS | 67,131 | 67,366 | 71,795 | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE ASSESSMENTS | 16,894 | 16,202 | 11,767 | Expenditures/.94 |
| DEBT ASSESSMENTS | 123,614 | 123,590 | 123,590 | Bond Payments/.94 |
| INTEREST INCOME | 193 | 60 | 60 | Interest Projected At \$5 Per Month |
| TOTAL REVENUES | \$ 207,832 | \$ 207,218 | \$ 207,212 | |
| EXPENDITURES | | | | |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | | | | |
| ENGINEERING/INSPECTIONS | 5,575 | 1,500 | 1,500 | No Change From 2020/2021 Budget |
| MISCELLANEOUS MAINTENANCE | 0 | 10,855 | 3,750 | \$7,105 Decrease From 2020/2021 Budget |
| PAVEMENT REPLACEMENT RESERVE | 0 | 0 | 2,936 | Eighteen Year Project (First Year) |
| INFRASTRUCTURE MAINTENANCE | 0 | 2,875 | 2,875 | \$875 Decrease From 2020/2021 Budget |
| TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | \$ 5,575 | \$ 15,230 | \$ 11,061 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| SUPERVISOR FEES | 0 | 0 | 4,000 | Supervisor Fees |
| PAYROLL TAXES | 0 | 0 | 306 | Supervisor Fees * 7.65% |
| MANAGEMENT | 30,876 | 31,584 | 32,016 | CPI Adjustment |
| LEGAL | 7,893 | 9,000 | 9,000 | No Change From 2020/2021 Budget |
| ASSESSMENT ROLL | 6,750 | 6,750 | 6,750 | No Change From 2020/2021 Budget |
| AUDIT FEES | 3,200 | 3,300 | 3,400 | Accepted Amount For 2020/2021 Audit |
| INSURANCE | 5,251 | 5,800 | 5,800 | Insurance Estimate |
| LEGAL ADVERTISING | 597 | 800 | 775 | \$25 Decrease From 2020/2021 Budget |
| MISCELLANEOUS | 197 | 1,050 | 1,050 | \$150 Decrease From 2020/2021 Budget |
| POSTAGE | 105 | 250 | 250 | No Change From 2020/2021 Budget |
| OFFICE SUPPLIES | 183 | 375 | 375 | No Change From 2020/2021 Budget |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 | No Change From 2020/2021 Budget |
| TRUSTEE FEES | 3,180 | 3,300 | 3,300 | No Change From 2020/2021 Budget |
| CONTINUING DISCLOSURE FEE | 350 | 1,000 | 350 | \$650 Decrease From 2020/2021 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 58,757 | \$ 63,384 | \$ 67,547 | |
| TOTAL EXPENDITURES | \$ 64,332 | \$ 78,614 | \$ 78,608 | |
| REVENUES LESS EXPENDITURES | \$ 143,500 | \$ 128,604 | \$ 128,604 | |
| BOND PAYMENTS | (118,071) | (116,175) | (116,175) | 2022 P & I Payments Less Earned Interest |
| BALANCE | \$ 25,429 | \$ 12,429 | \$ 12,429 | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (2,002) | (4,143) | (4,143) | Two Percent Of Total Assessment Roll |
| DISCOUNTS FOR EARLY PAYMENTS | (7,293) | (8,286) | (8,286) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 16,134 | \$ - | \$ - | |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 0 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 16,134 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

| | FISCAL YEAR 2019/2020 ACTUAL | FISCAL YEAR 2020/2021 BUDGET | FISCAL YEAR 2021/2022 BUDGET | COMMENTS |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| REVENUES | | | | |
| Interest Income | 91 | 25 | 25 | Projected Interest For 2021/2022 |
| NAV Tax Collection | 118,071 | 116,175 | 116,175 | Maximum Debt Service Collection |
| Total Revenues | \$ 118,162 | \$ 116,200 | \$ 116,200 | |
| EXPENDITURES | | | | |
| Principal Payments | 30,000 | 35,000 | 35,000 | Principal Payments Due In 2022 |
| Interest Payments | 82,075 | 80,500 | 79,275 | Interest Payments Due In 2022 |
| Bond Redemption | 0 | 700 | 1,925 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 112,075 | \$ 116,200 | \$ 116,200 | |
| Excess/ (Shortfall) | \$ 6,087 | \$ - | \$ - | |

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 1/1/2021 = \$1,725,000

Century Park Place Community Development District Assessment Comparison

| | Original Projected Assessment* | Fiscal Year 2018/2019 Assessment* | Fiscal Year 2019/2020 Assessment* | Fiscal Year 2020/2021 Assessment* | Fiscal Year 2021/2022 Projected Assessment* |
|----------------|--------------------------------------|---|---|---|---|
| Administrative | \$ 638.29 | \$ 505.25 | \$ 508.99 | \$ 514.25 | \$ 548.06 |
| Maintenance | \$ - | \$ 132.82 | \$ 128.96 | \$ 123.69 | \$ 89.83 |
| <u>Debt</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> |
| Total | \$ 1,581.91 | \$ 1,581.69 | \$ 1,581.57 | \$ 1,581.56 | \$ 1,581.51 |

* Assessments Include the Following :

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

Community Information:

Total Units 131