

Century Park Place
Community Development District

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

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FINAL 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 FINAL 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 FINAL 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 :

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

Community Information:

Total Units 131