

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	72,630
MAINTENANCE ASSESSMENTS	10,916
DEBT ASSESSMENTS	123,590
INTEREST INCOME	60
TOTAL REVENUES	\$ 207,196
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	4,346
INFRASTRUCTURE MAINTENANCE	665
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 10,261
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	32,976
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,500
INSURANCE	5,900
LEGAL ADVERTISING	775
MISCELLANEOUS	775
POSTAGE	200
OFFICE SUPPLIES	325
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,300
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,332
TOTAL EXPENDITURES	\$ 78,593
REVENUES LESS EXPENDITURES	\$ 128,603
BOND PAYMENTS	(116,175)
BALANCE	\$ 12,428
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	67,523	71,795	72,630	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	16,203	11,767	10,916	Expenditures/.94
DEBT ASSESSMENTS	123,613	123,590	123,590	Bond Payments/.94
INTEREST INCOME	179	60	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 207,518	\$ 207,212	\$ 207,196	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	7,050	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS MAINTENANCE	2,905	3,750	3,750	No Change From 2021/2022 Budget
PAVEMENT REPLACEMENT RESERVE	0	2,936	4,346	Twenty Year Project (Second Year)
INFRASTRUCTURE MAINTENANCE	0	2,875	665	\$2,210 Decrease From 2021/2022 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 9,955	\$ 11,061	\$ 10,261	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	400	4,000	4,000	Supervisor Fees
PAYROLL TAXES	31	306	306	Supervisor Fees * 7.65%
MANAGEMENT	31,584	32,016	32,976	CPI Adjustment (Capped At 3%)
LEGAL	8,658	9,000	9,000	No Change From 2021/2022 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,300	3,400	3,500	Increased by \$100
INSURANCE	5,513	5,800	5,900	Insurance Estimate
LEGAL ADVERTISING	767	775	775	No Change From 2021/2022 Budget
MISCELLANEOUS	407	1,050	775	\$275 Decrease From 2021/2022 Budget
POSTAGE	125	250	200	\$50 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	255	375	325	\$50 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,179	3,300	3,300	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,494	\$ 67,547	\$ 68,332	
TOTAL EXPENDITURES	\$ 71,449	\$ 78,608	\$ 78,593	
REVENUES LESS EXPENDITURES	\$ 136,069	\$ 128,604	\$ 128,603	
BOND PAYMENTS	(117,843)	(116,175)	(116,175)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 18,226	\$ 12,429	\$ 12,428	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,996)	(4,143)	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,677)	(8,286)	(8,285)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,553	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 8,553	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	7	25	25	Projected Interest For 2022/2023
NAV Tax Collection	117,843	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 117,850	\$ 116,200	\$ 116,200	
EXPENDITURES				
Principal Payments	30,000	35,000	35,000	Principal Payments Due In 2023
Interest Payments	81,025	79,275	78,050	Interest Payments Due In 2023
Bond Redemption	0	1,925	3,150	Estimated Excess Debt Collections
Total Expenditures	\$ 111,025	\$ 116,200	\$ 116,200	
Excess/ (Shortfall)	\$ 6,825	\$ -	\$ -	

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 1/1/2022 =	\$1,660,000		

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 638.29	\$ 508.99	\$ 514.25	\$ 548.06	\$ 554.43
Maintenance	\$ -	\$ 128.96	\$ 123.69	\$ 89.83	\$ 83.33
<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	\$ 1,581.57	\$ 1,581.56	\$ 1,581.51	\$ 1,581.38

* 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