

Century Park Place  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

# **CONTENTS**

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

**PROPOSED BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	65,167
MAINTENANCE ASSESSMENTS	18,367
DEBT ASSESSMENTS	123,590
INTEREST INCOME	480
<b>TOTAL REVENUES</b>	<b>\$ 207,604</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
ENGINEERING/INSPECTIONS	2,000
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	7,050
STORMWATER MANAGEMENT RESERVE	3,800
INFRASTRUCTURE MAINTENANCE	665
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 17,265</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	33,960
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,500
INSURANCE	6,600
LEGAL ADVERTISING	775
MISCELLANEOUS	750
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,891</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,156</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 118,448</b>
BOND PAYMENTS	(116,175)
<b>BALANCE</b>	<b>\$ 2,273</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,142)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (10,154)</b>
CARRYOVER FROM PRIOR YEAR	10,154
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	71,968	72,630	65,167	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	11,767	10,916	18,367	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
INTEREST INCOME	10	60	480	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 207,359</b>	<b>\$ 207,196</b>	<b>\$ 207,604</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
ENGINEERING/INSPECTIONS	1,575	1,500	2,000	\$500 Increase From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2022/2023 Budget
PAVEMENT REPLACEMENT RESERVE	0	4,346	7,050	Twenty Year Project (Third Year)
STORMWATER MANAGEMENT RESERVE	0	0	3,800	Five Year Project (First Year)
INFRASTRUCTURE MAINTENANCE	0	665	665	No Change From 2022/2023 Budget
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 1,575</b>	<b>\$ 10,261</b>	<b>\$ 17,265</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	600	4,000	4,000	Supervisor Fees
PAYROLL TAXES	46	306	306	Supervisor Fees * 7.65%
MANAGEMENT	32,016	32,976	33,960	CPI Adjustment (Capped At 3%)
LEGAL	7,990	9,000	9,000	No Change From 2022/2023 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,400	3,500	3,500	Accepted Amount For 2022/2023 Budget
INSURANCE	5,706	5,900	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	860	775	775	No Change From 2022/2023 Budget
MISCELLANEOUS	503	775	750	\$25 Decrease From 2022/2023 Budget
POSTAGE	193	200	200	No Change From 2022/2023 Budget
OFFICE SUPPLIES	242	325	325	No Change From 2022/2023 Budget
MEETING VENUE RENTAL	0	0	1,000	Meeting Venue Rental
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,187	3,300	4,200	\$900 Increase From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 63,018</b>	<b>\$ 68,332</b>	<b>\$ 71,891</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 64,593</b>	<b>\$ 78,593</b>	<b>\$ 89,156</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 142,766</b>	<b>\$ 128,603</b>	<b>\$ 118,448</b>	
BOND PAYMENTS	(117,786)	(116,175)	(116,175)	2024 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 24,980</b>	<b>\$ 12,428</b>	<b>\$ 2,273</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,996)	(4,143)	(4,142)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,775)	(8,285)	(8,285)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,209</b>	<b>\$ -</b>	<b>\$ (10,154)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	10,154	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 15,209</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7	25	250	Projected Interest For 2023/2024
NAV Tax Collection	117,786	116,175	116,175	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 117,793</b>	<b>\$ 116,200</b>	<b>\$ 116,425</b>	
<b>EXPENDITURES</b>				
Principal Payments	35,000	35,000	35,000	Principal Payments Due In 2024
Interest Payments	79,888	78,050	76,563	Interest Payments Due In 2024
Bond Redemption	0	3,150	4,862	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 114,888</b>	<b>\$ 116,200</b>	<b>\$ 116,425</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,905</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 1/1/2023 = \$1,625,000

## Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 638.29	\$ 514.25	\$ 548.06	\$ 554.43	\$ 497.46
Maintenance	\$ -	\$ 123.69	\$ 89.83	\$ 83.33	\$ 140.21
<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	\$ 1,581.56	\$ 1,581.51	\$ 1,581.38	\$ 1,581.29

\* Assessments Include the Following :

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

Community Information:

---

Total Units 131