

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR
	2026/2027
	BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	58,188
MAINTENANCE ASSESSMENTS	25,266
DEBT ASSESSMENTS	123,590
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 208,364
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	3,000
MISCELLANEOUS MAINTENANCE	3,250
STORM DRAINAGE/CLASS V PERMIT	3,500
PAVEMENT REPLACEMENT RESERVE	8,000
STORMWATER MANAGEMENT RESERVE	5,000
INFRASTRUCTURE MAINTENANCE	1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 23,750
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	36,936
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,600
INSURANCE	8,000
LEGAL ADVERTISING	4,000
MISCELLANEOUS	675
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	800
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 79,317
TOTAL EXPENDITURES	\$ 103,067
REVENUES LESS EXPENDITURES	\$ 105,297
BOND PAYMENTS	(116,175)
BALANCE	\$ (10,878)
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,140)
DISCOUNTS FOR EARLY PAYMENTS	(8,282)
EXCESS/ (SHORTFALL)	\$ (23,300)
CARRYOVER FROM PRIOR YEAR	23,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	65,583	58,215	58,188	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	18,368	25,266	25,266	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
INTEREST INCOME	4,325	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	\$ 211,890	\$ 208,271	\$ 208,364	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	3,730	2,500	3,000	\$500 Increase From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	0	3,750	3,250	\$500 Decrease From 2025/2026 Budget
STORM DRAINAGE/CLASS V PERMIT	0	3,500	3,500	No Change From 2025/2026 Budget
PAVEMENT REPLACEMENT RESERVE	0	8,000	8,000	Twenty Year Project (Sixth Year)
STORMWATER MANAGEMENT RESERVE	0	5,000	5,000	Five Year Project (Fourth Year)
INFRASTRUCTURE MAINTENANCE	0	1,000	1,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 3,730	\$ 23,750	\$ 23,750	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	800	4,000	4,000	Supervisor Fees
PAYROLL TAXES	61	306	306	Supervisor Fees * 7.65%
MANAGEMENT	34,968	35,976	36,936	CPI Adjustment
LEGAL	10,160	9,000	9,000	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,600	3,600	3,600	Accepted Amount For 2026/2027 Audit
INSURANCE	6,858	7,400	8,000	Fiscal Year 2025/2026 Expenditure Was \$7,423
LEGAL ADVERTISING	3,411	4,000	4,000	No Change From 2025/2026 Budget
MISCELLANEOUS	358	700	675	\$25 Decrease From 2025/2026 Budget
POSTAGE	194	200	200	No Change From 2025/2026 Budget
OFFICE SUPPLIES	219	325	325	No Change From 2025/2026 Budget
MEETING VENUE RENTAL	160	1,000	800	\$200 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,251	\$ 77,982	\$ 79,317	
TOTAL EXPENDITURES	\$ 75,981	\$ 101,732	\$ 103,067	
REVENUES LESS EXPENDITURES	\$ 135,909	\$ 106,539	\$ 105,297	
BOND PAYMENTS	(117,926)	(116,175)	(116,175)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 17,983	\$ (9,636)	\$ (10,878)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,998)	(4,141)	(4,140)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,535)	(8,283)	(8,282)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,450	\$ (22,060)	\$ (23,300)	
CARRYOVER FROM PRIOR YEAR	0	22,060	23,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 8,450	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,279	700	1,200	Projected Interest For 2026/2027
NAV Tax Collection	117,926	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 125,205	\$ 116,875	\$ 117,375	
EXPENDITURES				
Principal Payments	35,000	40,000	40,000	Principal Payments Due In 2027
Interest Payments	75,819	73,375	71,675	Interest Payments Due In 2027
Bond Redemption	0	3,500	5,700	Estimated Excess Debt Collections
Total Expenditures	\$ 110,819	\$ 116,875	\$ 117,375	
Excess/ (Shortfall)	\$ 14,386	\$ -	\$ -	

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 1/1/2026 = \$1,515,000

Century Park Place Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative	\$ 554.43	\$ 497.46	\$ 497.24	\$ 444.40	\$ 444.20
Maintenance	\$ 83.33	\$ 140.21	\$ 140.21	\$ 192.88	\$ 192.88
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.38	\$ 1,581.29	\$ 1,581.07	\$ 1,580.90	\$ 1,580.70

* Assessments Include the Following :

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

Community Information:

Total Units 131