

Century Parc  
Community Development District

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

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

	FISCAL YEAR 2021/2022 BUDGET
<b>REVENUES</b>	
Administrative Assessments	78,073
Maintenance Assessments	59,538
Debt Assessments	350,210
Other Revenues	0
Interest Income	420
<b>TOTAL REVENUES</b>	<b>\$ 488,241</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance/Contingency - Drainage	19,250
Maintenance/Contingency - Roads	34,710
Engineering/Inspections	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 55,960</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Management	32,616
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,100
Legal Advertisements	575
Miscellaneous	750
Postage	300
Office Supplies	650
Dues & Subscriptions	175
Trustee Fees	3,400
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 75,276</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 131,236</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 357,005</b>
Bond Payments	(329,197)
<b>BALANCE</b>	<b>\$ 27,808</b>
County Appraiser & Tax Collector Fee	(9,761)
Discounts For Early Payments	(19,522)
<b>Excess/ (Shortfall)</b>	<b>\$ (1,475)</b>
Carryover From Prior Year	1,475
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY PARC 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
<b>REVENUES</b>				
Administrative Assessments	79,367	75,127	78,073	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	59,538	59,538	59,538	Expenditures/.94
Debt Assessments	349,996	353,187	350,210	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	528	420	420	Interest Estimated At \$35 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 489,429</b>	<b>\$ 488,272</b>	<b>\$ 488,241</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance/Contingency - Drainage	6,100	19,250	19,250	No Change From 2020/2021 Budget
Maintenance/Contingency - Roads	0	34,710	34,710	2031 Road Project - Fifth Year
Engineering/Inspections	975	2,000	2,000	No Change From 2020/2021 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 7,075</b>	<b>\$ 55,960</b>	<b>\$ 55,960</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	3,600	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	275	560	560	Projected At 8% Of Supervisor Fees
Management	31,452	32,172	32,616	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2020/2021 Budget
Legal	6,435	7,000	7,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,100	6,100	Insurance Estimate
Legal Advertisements	769	575	575	No Change From 2020/2021 Budget
Miscellaneous	454	750	750	No Change From 2020/2021 Budget
Postage	211	325	300	\$25 Decrease From 2020/2021 Budget
Office Supplies	247	675	650	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	3,400	3,400	3,400	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 68,219</b>	<b>\$ 74,782</b>	<b>\$ 75,276</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 75,294</b>	<b>\$ 130,742</b>	<b>\$ 131,236</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 414,135</b>	<b>\$ 357,530</b>	<b>\$ 357,005</b>	
Bond Payments	(333,953)	(331,996)	(329,197)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 80,182</b>	<b>\$ 25,534</b>	<b>\$ 27,808</b>	
County Appraiser & Tax Collector Fee	(4,709)	(9,761)	(9,761)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,653)	(19,523)	(19,522)	Four Percent Of Total Assessment Roll
<b>Excess/ (Shortfall)</b>	<b>\$ 57,820</b>	<b>\$ (3,750)</b>	<b>\$ (1,475)</b>	
Carryover From Prior Year	0	3,750	1,475	Carryover From Prior Year
<b>Net Excess/ (Shortfall)</b>	<b>\$ 57,820</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY PARC 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
Interest Income	2,754	100	25	Projected Interest For 2021/2022
NAV Tax Collection	333,953	331,996	329,197	2022 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 336,707</b>	<b>\$ 332,096</b>	<b>\$ 329,222</b>	
<b>EXPENDITURES</b>				
Principal Payments	195,000	210,000	215,000	Principal Payment Due In 2022
Interest Payments	132,265	122,096	114,222	Interest Payments Due In 2022
<b>Total Expenditures</b>	<b>\$ 327,265</b>	<b>\$ 332,096</b>	<b>\$ 329,222</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,442</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2012 Refunding Bonds Information**

Original Par Amount =	\$4,305,000	Annual Principal Payments Due =	November 1st
Interest Rate =	1.5% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	November 2031		
 Par Amount As Of 1/1/2021 =	 \$2,835,000		

## Century Parc Community Development District Assessment Comparison

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
Administrative	\$ 100.67	\$ 102.46	\$ 98.21	\$ 102.06
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>
<b>Total For 691 Units</b>	<b>\$ 639.75</b>	<b>\$ 639.61</b>	<b>\$ 639.54</b>	<b>\$ 639.49</b>
Administrative	\$ 100.67	\$ 102.46	\$ 98.21	\$ 102.06
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>
<b>Total For 74 Townhomes</b>	<b>\$ 639.75</b>	<b>\$ 639.61</b>	<b>\$ 639.54</b>	<b>\$ 639.49</b>

\* 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:

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Condominiums	691
<u>Townhomes</u>	<u>74</u>
Total Units	765

Townhomes Information

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Total Units	74
<u>Prepayments</u>	<u>3</u>
Billed For Debt	71