

Century Parc
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	59,169
Maintenance Assessments	76,604
Debt Assessments	351,984
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 488,957
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance/Contingency - Drainage	22,000
Maintenance/Contingency - Roads	45,000
Engineering/Inspections	5,000
TOTAL MAINTENANCE EXPENDITURES	\$ 72,000
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	36,648
Secretarial	4,200
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	2,600
Miscellaneous	650
Postage	300
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	3,600
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,553
TOTAL EXPENDITURES	\$ 154,553
REVENUES LESS EXPENDITURES	\$ 334,404
Bond Payments	(330,865)
BALANCE	\$ 3,539
County Appraiser & Tax Collector Fee	(9,760)
Discounts For Early Payments	(19,519)
Excess/ (Shortfall)	\$ (25,740)
Carryover From Prior Year	25,740
Net Excess/ (Shortfall)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	76,292	75,190	59,169	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	60,602	60,602	76,604	Expenditures/.94
Debt Assessments	351,984	351,984	351,984	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	36,121	840	1,200	Interest Estimated At \$100 Per Month
TOTAL REVENUES	\$ 524,999	\$ 488,616	\$ 488,957	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	3,132	16,100	22,000	Maintenance/Contingency - Drainage
Maintenance/Contingency - Roads	0	37,860	45,000	2031 Road Project - 6 Years From 2025
Engineering/Inspections	2,320	3,000	5,000	\$2,000 Increase From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 5,452	\$ 56,960	\$ 72,000	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,400	6,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	107	480	480	Projected At 8% Of Supervisor Fees
Management	34,584	35,616	36,648	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	6,363	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,000	7,400	Fiscal Year 24/25 Expenditure Was \$6,858
Legal Advertisements	2,496	2,000	2,600	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	247	675	650	\$25 Decrease From 2024/2025 Budget
Postage	219	300	300	No Change From 2024/2025 Budget
Office Supplies	188	575	550	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	3,400	3,600	3,600	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,123	\$ 80,871	\$ 82,553	
TOTAL EXPENDITURES	\$ 77,575	\$ 137,831	\$ 154,553	
REVENUES LESS EXPENDITURES	\$ 447,424	\$ 350,785	\$ 334,404	
Bond Payments	(335,611)	(330,865)	(330,865)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 111,813	\$ 19,920	\$ 3,539	
County Appraiser & Tax Collector Fee	(4,702)	(9,760)	(9,760)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,991)	(19,520)	(19,519)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 89,120	\$ (9,360)	\$ (25,740)	
Carryover From Prior Year	0	9,360	25,740	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 89,120	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	24,396	1,273	1,860	Projected Interest For 2025/2026
NAV Tax Collection	335,611	330,865	330,865	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 360,007	\$ 332,138	\$ 332,725	
EXPENDITURES				
Principal Payments	225,000	245,000	255,000	Principal Payment Due In 2026
Interest Payments	101,390	87,138	77,725	Interest Payments Due In 2026
Total Expenditures	\$ 326,390	\$ 332,138	\$ 332,725	
Excess/ (Shortfall)	\$ 33,617	\$ -	\$ -	

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 1/1/2025 =	\$1,950,000		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 99.71	\$ 98.31	\$ 98.29	\$ 77.35
Maintenance	\$ 77.83	\$ 79.22	\$ 79.22	\$ 100.14
<u>Debt</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 691 Units	\$ 639.47	\$ 639.46	\$ 639.44	\$ 639.42
Administrative	\$ 99.71	\$ 98.31	\$ 98.29	\$ 77.35
Maintenance	\$ 77.83	\$ 79.22	\$ 79.22	\$ 100.14
<u>Debt</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 74 Townhomes	\$ 639.47	\$ 639.46	\$ 639.44	\$ 639.42

* Assessments Include the Following :

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

Community Information:

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

Townhomes Information

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