

Century Park Square Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	95,745
Developer Contribution	0
Debt Assessments	221,147
Interest Income	120
TOTAL REVENUES	\$ 317,012
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	24,000
Legal	25,000
Assessment Roll	6,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	7,995
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Website Management & ADA Compliance	2,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 88,120
Maintenance Expenditures	
Engineering/Inspections	2,000
Field Operations	0
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 90,120
REVENUES LESS EXPENDITURES	\$ 226,892
Bond Payments	(207,878)
BALANCE	\$ 19,014
County Appraiser & Tax Collector Fee	(6,338)
Discounts For Early Payments	(12,676)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SQUARE 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				
O&M Assessments	0	0	95,745	Expenditures Less Interest/.94
Developer Contribution	49,100	107,125	0	
Debt Assessments	0	0	221,147	Bond Payments/.94
Interest Income	1	0	120	Projected At \$10 Per Month
TOTAL REVENUES	\$ 49,101	\$ 107,125	\$ 317,012	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	6,000	24,000	24,000	\$2,000 X 12 Months
Legal	8,927	25,000	25,000	No Change From 2024/2025 Budget
Assessment Roll	0	6,000	6,000	Will Commence In Fiscal Year Of Bond Issue
Audit Fees	0	4,000	4,000	Will Commence In Fiscal Year 2025/2026 (For 2024/2025 Audit)
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	1,480	6,000	6,000	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	23,389	25,000	7,995	Costs Higher In Prior Years
Miscellaneous	185	2,500	2,500	No Change From 2024/2025 Budget
Postage	372	300	300	No Change From 2024/2025 Budget
Office Supplies	323	1,500	1,500	No Change From 2024/2025 Budget
Dues & Subscriptions	100	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management & ADA Compliance	625	2,500	2,500	\$208.33 X 12 Months
Dissemination Services	0	2,500	2,500	Required By Underwriter
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 41,401	\$ 105,125	\$ 88,120	
Maintenance Expenditures				
Engineering/Inspections	2,708	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Field Operations	0	0	0	
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ 2,708	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 44,109	\$ 107,125	\$ 90,120	
REVENUES LESS EXPENDITURES	\$ 4,992	\$ -	\$ 226,892	
Bond Payments	0	0	(207,878)	2026 Principal & Interest Payments
BALANCE	\$ 4,992	\$ -	\$ 19,014	
County Appraiser & Tax Collector Fee	0	0	(6,338)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(12,676)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,992	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK SQUARE 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	0	0	100	Projected Interest For 2025/2026
NAV Tax Collection	0	0	207,878	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 207,978	
EXPENDITURES				
Principal Payments	0	0	40,000	Principal Payment Due In 2026
Interest Payments	0	0	166,194	Interest Payment Due In 2026
Bond Redemption	0	-	1,784	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 207,978	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Notes

Capitalized Interest Set-Up Through November 2025

Series 2025 Bond Information

Original Par Amount = \$2,890,000 Annual Principal Payments Due = May 15th

Interest Rate = 4.625% - 6.00% Annual Interest Payments Due = May 15th & November 15th

Issue Date = May 2025

Maturity Date = May 2055

Par Amount As Of 6/1/25 = \$2,890,000

Century Park Square Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O&M Assessment For Townhomes	\$ -	\$ -	\$ 478.72
Debt Assessment For Townhomes	\$ -	\$ -	\$ 1,105.73
Total For Townhomes	\$ -	\$ -	\$ 1,584.45

O&M Covenant = 450.00
 $450.00 / .94 = 478.72$
 Can Exceed In 26/27

* Assessments Include the Following :

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

Community Information:

Townhomes 200