

Century Park Square Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	128,726
Developer Contribution	0
Debt Assessments - Series 2025	221,147
Debt Assessments - Series 2026	117,112
Interest Income	120
TOTAL REVENUES	\$ 467,105
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	24,648
Legal	22,000
Assessment Roll	6,000
Audit Fees	5,100
Arbitrage Rebate Fee	0
Insurance	5,900
Legal Advertisements	5,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	8,500
Website Management & ADA Compliance	2,500
Dissemination Services	5,000
Continuing Disclosure Fee	2,000
Contingency	25,000
Total Administrative Expenditures	\$ 116,123
Maintenance Expenditures	
Engineering/Inspections	5,000
Field Operations	0
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 5,000
TOTAL EXPENDITURES	\$ 121,123
REVENUES LESS EXPENDITURES	\$ 345,982
Bond Payments - Series 2025	(207,878)
Bond Payments - Series 2026	(110,085)
BALANCE	\$ 28,019
County Appraiser & Tax Collector Fee	(9,340)
Discounts For Early Payments	(18,679)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY PARK SQUARE 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				
O&M Assessments	0	95,745	128,726	Expenditures Less Interest/.94
Developer Contribution	65,562	0	0	
Debt Assessments - Series 2025	0	221,147	221,147	Bond Payments/.94
Debt Assessments - Series 2026	0	0	117,112	Bond Payments/.94
Interest Income	13	120	120	Projected At \$10 Per Month
TOTAL REVENUES	\$ 65,575	\$ 317,012	\$ 467,105	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	24,000	24,000	24,648	CPI Adjustment
Legal	12,685	25,000	22,000	\$3,000 Decrease From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	0	4,000	5,100	Will Increase Due To Second Bond Issue
Arbitrage Rebate Fee	0	650	0	District Bonds Qualify For Small User Exception
Insurance	5,000	6,000	5,900	FY 2025/2026 Expenditure Was \$5,300
Legal Advertisements	9,261	7,995	5,000	\$2,995 Decrease From 2025/2026 Budget
Miscellaneous	528	2,500	2,500	No Change From 2025/2026 Budget
Postage	235	300	300	No Change From 2025/2026 Budget
Office Supplies	435	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	8,500	Increased Due To Second Bond Issue
Website Management & ADA Compliance	2,500	2,500	2,500	\$208.33 X 12 Months
Dissemination Services	0	2,500	5,000	Required By Underwriter
Continuing Disclosure Fee	0	1,000	2,000	Increased Due To Second Bond Issue
Contingency	0	0	25,000	Contingency
Total Administrative Expenditures	\$ 60,819	\$ 88,120	\$ 116,123	
Maintenance Expenditures				
Engineering/Inspections	1,294	2,000	5,000	\$3,000 Increase From 2025/2026 Budget
Field Operations	0	0	0	
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ 1,294	\$ 2,000	\$ 5,000	
TOTAL EXPENDITURES	\$ 62,113	\$ 90,120	\$ 121,123	
REVENUES LESS EXPENDITURES	\$ 3,462	\$ 226,892	\$ 345,982	
Bond Payments - Series 2025	0	(207,878)	(207,878)	2027 Principal & Interest Payments
Bond Payments - Series 2026	0	0	(110,085)	2027 Principal & Interest Payments
BALANCE	\$ 3,462	\$ 19,014	\$ 28,019	
County Appraiser & Tax Collector Fee	0	(6,338)	(9,340)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(12,676)	(18,679)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,462	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2025) BUDGET
CENTURY PARK SQUARE 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	2,302	100	1,000	Projected Interest For 2026/2027
NAV Tax Collection	0	207,878	207,878	Maximum Debt Service Collection
Bond Proceeds	181,230	0	0	
Total Revenues	\$ 183,532	\$ 207,978	\$ 208,878	
EXPENDITURES				
Principal Payments	0	40,000	40,000	Principal Payment Due In 2027
Interest Payments	0	166,194	164,844	Interest Payment Due In 2027
Bond Redemption	0	1,784	4,034	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 207,978	\$ 208,878	
Excess/ (Shortfall)	\$ 183,532	\$ -	\$ -	

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 1/1/26 = \$2,890,000

DETAILED FINAL DEBT SERVICE FUND (SERIES 2026) BUDGET

CENTURY PARK SQUARE 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	0	0	1,000	Projected Interest For 2026/2027
NAV Tax Collection	0	0	110,085	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 111,085	
EXPENDITURES				
Principal Payments	0	0	20,000	Principal Payment Due In 2027
Interest Payments	0	0	85,495	Interest Payment Due In 2027
Bond Redemption	0	-	5,590	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 111,085	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Notes

Capitalized Interest Set-Up Through November 2026

Series 2026 Bond Information

Original Par Amount = \$1,555,000 Annual Principal Payments Due = May 15th

Interest Rate = 4.00% - 5.80% Annual Interest Payments Due = May 15th & November 15th

Issue Date = April 2026

Maturity Date = May 2056

Par Amount As Of 5/1/26 = \$1,555,000

Century Park Square Community Development District Assessment Comparison

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O&M Assessment For Area One Townhomes	\$ -	\$ 478.72	\$ 420.69
<u>Debt Assessment For Area One Townhomes</u>	<u>\$ -</u>	<u>\$ 1,105.73</u>	<u>\$ 1,105.73</u>
Total For Area One Townhomes	\$ -	\$ 1,584.45	\$ 1,526.42
O&M Assessment For Area Two Townhomes	\$ -	\$ -	\$ 420.69
<u>Debt Assessment For Area Two Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,104.83</u>
Total For Area Two Townhomes	\$ -	\$ -	\$ 1,525.52

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:

Phase 1 Townhomes	200
<u>Phase 2 Townhomes</u>	<u>106</u>
Total	306