

Century Park South Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,090
Maintenance Assessments	47,622
Debt Assessments	255,996
Interest Income	1,080
TOTAL REVENUES	\$ 382,788
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	3,000
Payroll Taxes	230
Management	32,280
Legal	15,000
Assessment Roll	6,500
Audit Fees	4,100
Insurance	7,900
Legal Advertisements	3,500
Miscellaneous	750
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	500
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 80,935
Maintenance Expenditures	
Engineering/Inspections	4,100
Miscellaneous Maintenance	6,665
Infrastructure Maintenance	10,000
Stormwater Management - West Parcel	10,000
Roadways - West Parcel	10,000
Sidewalks - West Parcel	4,000
Total Maintenance Expenditures	\$ 44,765
TOTAL EXPENDITURES	\$ 125,700
REVENUES LESS EXPENDITURES	\$ 257,088
Bond Payments	(240,636)
BALANCE	\$ 16,452
County Appraiser & Tax Collector Fee	(7,634)
Discounts For Early Payments	(15,268)
EXCESS/ (SHORTFALL)	\$ (6,450)
CARRYOVER FROM PRIOR YEAR	6,450
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SOUTH 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	79,076	78,144	78,090	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	47,625	47,622	47,622	Expenditures/.94
Debt Assessments	255,992	255,996	255,996	Bond Payments/.94
Interest Income	8,515	960	1,080	Interest Projected At \$900 Per Month
TOTAL REVENUES	\$ 391,208	\$ 382,722	\$ 382,788	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	400	3,000	3,000	
Payroll Taxes	121	230	230	Supervisor Fees * 7.65%
Management	30,564	31,440	32,280	CPI Adjustment
Legal	9,395	16,000	15,000	\$1,000 Decrease From 2025/2026 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,900	4,000	4,100	\$100 Increase From 2025/2026 Budget
Insurance	6,531	7,000	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,423
Legal Advertisements	5,144	2,500	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	405	800	750	\$50 Decrease From 2025/2026 Budget
Postage	527	275	275	No Change From 2025/2026 Budget
Office Supplies	540	575	575	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2025/2026 Budget
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2025/2026 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2025/2026 Budget
Administrative Contingency	0	600	600	No Change From 2025/2026 Budget
Total Administrative Expenditures	\$ 70,233	\$ 79,645	\$ 80,935	
Maintenance Expenditures				
Engineering/Inspections	3,123	3,100	4,100	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	7,665	6,665	\$1,000 Decrease From 2025/2026 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2025/2026 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2025/2026 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2025/2026 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ 3,123	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 73,356	\$ 124,410	\$ 125,700	
REVENUES LESS EXPENDITURES	\$ 317,852	\$ 258,312	\$ 257,088	
Bond Payments	(243,931)	(240,636)	(240,636)	2027 Principal & Interest Payments
BALANCE	\$ 73,921	\$ 17,676	\$ 16,452	
County Appraiser & Tax Collector Fee	(3,679)	(7,635)	(7,634)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,314)	(15,271)	(15,268)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 55,928	\$ (5,230)	\$ (6,450)	
CARRYOVER FROM PRIOR YEAR	0	5,230	6,450	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 55,928	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH 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	17,792	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	243,930	240,636	240,636	Maximum Debt Service Collection
Transfer From Capital Projects Fund	14,031	0	0	
Total Revenues	\$ 275,753	\$ 241,636	\$ 241,886	
EXPENDITURES				
Principal Payments	90,000	95,000	100,000	Principal Payments Due In 2027
Interest Payments	148,483	144,041	140,194	Interest Payments Due In 2027
Bond Redemption	15,000	2,595	1,692	Estimated Excess Debt Collections
Total Expenditures	\$ 253,483	\$ 241,636	\$ 241,886	
Excess/ (Shortfall)	\$ 22,270	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$4,505,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2020		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2026 =	\$3,800,000		

Century Park South Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
Administrative For Townhome Units	\$ 297.56	\$ 297.35	\$ 297.13	\$ 296.93
Maintenance For Townhome Units	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ 238.63	\$ 238.63	\$ 238.63	\$ 238.63
<u>Debt For Townhome Units</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>
Total For Townhome Units	\$ 1,745.60	\$ 1,745.39	\$ 1,745.17	\$ 1,744.97
Administrative For Condominium Units	\$ 297.56	\$ 297.35	\$ 297.13	\$ 296.93
Maintenance For Condominium Units	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
<u>Debt For Condominium Units</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>
Total For Condominium Units	\$ 1,250.62	\$ 1,250.41	\$ 1,250.19	\$ 1,249.99

* Assessments Include the Following :

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

O&M Covenant = 360.00

$360.00/.94 = 382.98$

Covenant was in effect for first three Fiscal Years
Of The District

Community Information:

Townhome Units (West Parcel)	107
<u>Condominium Units (East Parcel)</u>	<u>156</u>
Total Units	263