

Central Parc  
Community Development District

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

# **CONTENTS**

- I        PROPOSED BUDGET**
- II       DETAILED PROPOSED BUDGET**
- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M (Operation & Maintenance) Assessments	639,204
Developer Contribution - O&M	0
Debt Assessments	727,500
Interest Income	480
<b>TOTAL REVENUES</b>	<b>\$ 1,367,184</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	26,760
Legal	38,000
Assessment Roll	4,000
Audit Fees	5,400
Arbitrage Rebate Fee	650
Insurance	6,580
Legal Advertisements	3,000
Miscellaneous	1,100
Postage	300
Office Supplies	1,100
Dues & Subscriptions	175
Website Management & ADA Compliance	1,000
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 93,565</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	23,000
Lake Maintenance	32,525
Landscaping	225,000
Irrigation	30,000
Surface Water Management Maintenance	10,842
Roadway Repairs/Reserve/Sidewalk Maintenance	16,096
Soft Gate Maintenance	10,000
Security	9,000
Street Lighting	151,304
<b>Total Maintenance Expenditures</b>	<b>\$ 507,767</b>
<b>Total O&amp;M Expenditures</b>	<b>\$ 601,332</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 765,852</b>
Bond Payments	(683,850)
<b>BALANCE</b>	<b>\$ 82,002</b>
County Appraiser & Tax Collector Fee	(27,334)
Discounts For Early Payments	(54,668)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Expenditures Are For Residential Only

**DETAILED PROPOSED BUDGET**  
**CENTRAL 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
<b>REVENUES</b>				
O&M (Operation & Maintenance) Assessments	0	0	639,204	Expenditures Less Interest/.94
Developer Contribution - O&M	118,404	618,983	0	
Debt Assessments	0	727,500	727,500	Bond Payments/.94
Interest Income	1,238	240	480	Interest Projected At \$40 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 119,642</b>	<b>\$ 1,346,723</b>	<b>\$ 1,367,184</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	25,260	26,016	26,760	CPI Adjustment
Legal	50,697	38,000	38,000	FY 24/25 Expenditure Through Feb 25 Was \$14,712
Assessment Roll	0	4,000	4,000	As Per Contract
Audit Fees	3,700	5,000	5,400	Amount Has Increased From 24/25 Due To Bond Issue
Arbitrage Rebate Fee	0	650	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	5,980	6,580	6,580	FY 24/25 Expenditure Was \$6,220
Legal Advertisements	1,987	8,000	3,000	Expenditure Should Decrease With Bond Being Issued
Miscellaneous	159	1,200	1,100	\$100 Decrease From 2024/2025 Budget
Postage	224	300	300	No Change From 2024/2025 Budget
Office Supplies	110	1,200	1,100	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,000	1,000	1,000	No Change From 2024/2025 Budget
Trustee Fees	0	4,500	4,500	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	1,000	Commences In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ 89,292</b>	<b>\$ 97,621</b>	<b>\$ 93,565</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	14,403	23,000	23,000	FY 24/25 Expenditure Through Feb 25 Was \$7,948
Lake Maintenance	2,656	32,525	32,525	Lake Maintenance
Landscaping	0	225,000	225,000	Landscaping
Irrigation	0	30,000	30,000	Irrigation
Surface Water Management Maintenance	0	10,842	10,842	Surface Water Management Maintenance
Roadway Repairs/Reserve/Sidewalk Maintenance	0	16,096	16,096	Roadway Repairs/Reserve/Sidewalk Maintenance
Soft Gate Maintenance	0	10,000	10,000	Soft Gate Maintenance
Security	0	9,000	9,000	Security
Street Lighting	0	128,000	151,304	Street Lighting
<b>Total Maintenance Expenditures</b>	<b>\$ 17,059</b>	<b>\$ 484,463</b>	<b>\$ 507,767</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 106,351</b>	<b>\$ 582,084</b>	<b>\$ 601,332</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 13,291</b>	<b>\$ 764,639</b>	<b>\$ 765,852</b>	
Bond Payments	0	(683,850)	(683,850)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 13,291</b>	<b>\$ 80,789</b>	<b>\$ 82,002</b>	
County Appraiser & Tax Collector Fee	0	(26,930)	(27,334)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(53,859)	(54,668)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 13,291</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Expenditures Are For Residential Only

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTRAL 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	13,345	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	683,850	Maximum Debt Service Collection
Bond Proceeds	926,012	0	0	
Developer Contribution - Debt	0	683,850	0	
<b>Total Revenues</b>	<b>\$ 939,357</b>	<b>\$ 683,950</b>	<b>\$ 684,850</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	130,000	135,000	Principal Payment Due In 2026
Interest Payments	0	552,090	545,598	Interest Payment Due In 2026
Bond Redemption	-	1,860	4,252	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 683,950</b>	<b>\$ 684,850</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 939,357</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Capital Interest Was Set-up Through November 2024

Series 2024 Bond Information

Original Par Amount = \$9,620,000      Annual Principal Payments Due = May 1st

Interest Rate = 4.90% - 6.00%      Annual Interest Payments Due = May 1st & November 1st

Issue Date = May 2024

Maturity Date = May 2054

Par Amount As Of 4/1/25 = \$9,620,000

## CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For 35' Villa Units	\$ -	\$ -	\$ 1,014.21
<u>Debt For 35' Villa Units</u>	<u>\$ -</u>	<u>\$ 1,191.00</u>	<u>\$ 1,191.00</u>
<b>Total For 35' Villa Units</b>	<b>\$ -</b>	<b>\$ 1,191.00</b>	<b>\$ 2,205.21</b>
O & M For 52' Single Family Units	\$ -	\$ -	\$ 1,593.67
<u>Debt For 52' Single Family Units</u>	<u>\$ -</u>	<u>\$ 1,770.00</u>	<u>\$ 1,770.00</u>
<b>Total For 52' Single Family 66 Units</b>	<b>\$ -</b>	<b>\$ 1,770.00</b>	<b>\$ 3,363.67</b>

\* Assessments Include the Following:

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

<u>Community Information:</u>	<u>EAU Factor</u>	<u>Total EAUs</u>
35' Villa Units: 272	0.6364	173.09
<u>52' Single Family Units: 228</u>	<u>1.000</u>	<u>228.00</u>
Total: 500 Units		401.09