

Central Parc Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	639,204
Developer Contribution - O&M	0
Debt Assessments	727,500
Interest Income	480
TOTAL REVENUES	\$ 1,367,184
EXPENDITURES	
Administrative Expenditures	
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
Total Administrative Expenditures	\$ 93,565
Maintenance Expenditures	
Effluent Water	25,000
Engineering/Inspections	23,000
Lake Maintenance	32,525
Landscaping	225,000
Irrigation	5,000
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
Total Maintenance Expenditures	\$ 507,767
Total O&M Expenditures	\$ 601,332
REVENUES LESS EXPENDITURES	\$ 765,852
Bond Payments	(683,850)
BALANCE	\$ 82,002
County Appraiser & Tax Collector Fee	(27,334)
Discounts For Early Payments	(54,668)
EXCESS/ (SHORTFALL)	\$ -

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
REVENUES				
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
TOTAL REVENUES	\$ 119,642	\$ 1,346,723	\$ 1,367,184	
EXPENDITURES				
Administrative Expenditures				
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
Total Administrative Expenditures	\$ 89,292	\$ 97,621	\$ 93,565	
Maintenance Expenditures				
Effluent Water	0	0	25,000	Re-Allocated from Irrigation Per Board Direction
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	5,000	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
Total Maintenance Expenditures	\$ 17,059	\$ 484,463	\$ 507,767	
Total O&M Expenditures	\$ 106,351	\$ 582,084	\$ 601,332	
REVENUES LESS EXPENDITURES	\$ 13,291	\$ 764,639	\$ 765,852	
Bond Payments	0	(683,850)	(683,850)	2026 Principal & Interest Payments
BALANCE	\$ 13,291	\$ 80,789	\$ 82,002	
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
EXCESS/ (SHORTFALL)	\$ 13,291	\$ -	\$ -	

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	
Total Revenues	\$ 939,357	\$ 683,950	\$ 684,850	
EXPENDITURES				
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
Total Expenditures	\$ -	\$ 683,950	\$ 684,850	
Excess/ (Shortfall)	\$ 939,357	\$ -	\$ -	

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	\$ -	\$ -	\$ 1,005.19
<u>Debt For 35' Villa Units</u>	<u>\$ -</u>	<u>\$ 1,191.00</u>	<u>\$ 1,191.00</u>
Total For 35' Villa Units	\$ -	\$ 1,191.00	\$ 2,196.19
O & M For 52' Single Family Units	\$ -	\$ -	\$ 1,579.50
<u>Debt For 52' Single Family Units</u>	<u>\$ -</u>	<u>\$ 1,770.00</u>	<u>\$ 1,770.00</u>
Total For 52' Single Family Units	\$ -	\$ 1,770.00	\$ 3,349.50
O & M For Undeveloped Acreage (Per Acre)	\$ -	\$ -	\$ 251.30

* 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
52' Single Family Units: 228	1.000	228.00
<u>Undeveloped Mixed Use Acreage: 22.59</u>	<u>0.159</u>	<u>3.59</u>
Total: 500 Residential Units, 22.59 Undeveloped Acres		404.69