

Central Parc
Community Development District

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

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	625,246
Developer Contribution - O&M	0
Debt Assessments	725,730
Other Revenue	0
Interest Income	720
TOTAL REVENUES	\$ 1,351,696
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	27,480
Legal	10,000
Assessment Roll	4,000
Audit Fees	5,500
Arbitrage Rebate Fee	650
Insurance	14,400
Legal Advertisements	2,500
Miscellaneous	1,000
Postage	300
Office Supplies	900
Dues & Subscriptions	175
Website Management & ADA Compliance	1,000
Trustee Fees	4,400
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 73,305
Maintenance Expenditures	
Effluent Water	25,000
Engineering/Inspections	7,500
Lake Maintenance And Repair	5,000
Landscaping	225,000
Irrigation Maintenance	2,000
Irrigation Utilities	10,000
Pump Station Irrigation Utilities	60,000
Surface Water Management Agreement	10,842
Roadway Repairs/Reserve/Sidewalk Maintenance	2,000
Soft Gate Maintenance	1,500
Gate Utility	5,000
Security	0
Street Lighting	151,304
Miscellaneous Maintenance	10,000
Fountain And Aeration Project	0
Total Maintenance Expenditures	\$ 515,146
Total O&M Expenditures	\$ 588,451
REVENUES LESS EXPENDITURES	\$ 763,245
Bond Payments	(682,186)
BALANCE	\$ 81,059
County Appraiser & Tax Collector Fee	(27,020)
Discounts For Early Payments	(54,039)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 ACTUAL AS OF 3/31/2026	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES					
O&M (Operation & Maintenance) Assessments	115,000	514,780	550,246	625,246	Expenditures Less Interest/.94
Developer Contribution - O&M	317,577	139,115	0	0	
Debt Assessments	683,861	683,030	727,500	725,730	Bond Payments/.94
Other Revenue	0	51	0	0	
Interest Income	2,845	357	480	720	Interest Projected At \$60 Per Month
TOTAL REVENUES	\$ 1,119,283	\$ 1,337,333	\$ 1,278,226	\$ 1,351,696	
EXPENDITURES					
Administrative Expenditures					
Supervisor Fees	0	0	0	0	
Management	26,016	13,380	26,760	27,480	CPI Adjustment
Legal	27,137	3,417	10,000	10,000	No Change From 2025/2026 Budget
Assessment Roll	4,000	0	4,000	4,000	As Per Contract
Audit Fees	5,300	0	5,400	5,500	Amount Has Increased Due To Bond Issue
Arbitrage Rebate Fee	650	0	650	650	No Change From 2025/2026 Budget
Insurance	6,220	14,084	6,580	14,400	FY 25/26 Expenditure Was \$14,084
Legal Advertisements	2,689	212	3,000	2,500	\$500 Decrease From 2025/2026 Budget
Miscellaneous	361	98	1,100	1,000	\$100 Decrease From 2025/2026 Budget
Postage	238	73	300	300	No Change From 2025/2026 Budget
Office Supplies	372	142	1,100	900	\$200 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	1,000	500	1,000	1,000	No Change From 2025/2026 Budget
Trustee Fees	4,246	0	4,500	4,400	\$100 Decrease From 2025/2026 Budget
Continuing Disclosure Fee	1,000	0	1,000	1,000	No Change From 2025/2026 Budget
Total Administrative Expenditures	\$ 79,404	\$ 32,081	\$ 65,565	\$ 73,305	
Maintenance Expenditures					
Effluent Water	0	13,963	25,000	25,000	Re-Allocated from Irrigation Per Board Direction
Engineering/Inspections	8,318	0	7,500	7,500	No Change From 2025/2026 Budget
Lake Maintenance And Repair	7,967	0	10,000	5,000	\$5,000 Decrease From 2025/2026 Budget
Landscaping	101,370	109,212	225,000	225,000	Landscaping
Irrigation Maintenance	78,661	0	2,000	2,000	Irrigation Maintenance
Irrigation Utilities	0	2,615	3,000	10,000	\$7,000 Increase From 2025/2026 Budget
Pump Station Irrigation Utilities	0	0	0	60,000	Pump Station Irrigation Utilities
Surface Water Management Agreement	0	0	10,842	10,842	Surface Water Management Agreement - Mettauer Environmental
Roadway Repairs/Reserve/Sidewalk Maintenance	0	2,000	7,500	2,000	Roadway Repairs/Reserve/Sidewalk Maintenance
Soft Gate Maintenance	0	0	5,000	1,500	\$3,500 Decrease From 2025/2026 Budget
Gate Utility	0	531	5,000	5,000	Gate Utility
Security	0	0	0	0	Security
Street Lighting	0	55,400	151,304	151,304	No Change From 2025/2026 Budget
Miscellaneous Maintenance	1,425	1,400	0	10,000	Includes Tree Removal & Maks Tractor Expenditures
Fountain And Aeration Project	118,020	138,984	0	0	
Total Maintenance Expenditures	\$ 315,761	\$ 324,105	\$ 452,146	\$ 515,146	
Total O&M Expenditures	\$ 395,165	\$ 356,186	\$ 517,711	\$ 588,451	
REVENUES LESS EXPENDITURES	\$ 724,118	\$ 981,147	\$ 760,515	\$ 763,245	
Bond Payments	(683,861)	(675,699)	(683,850)	(682,186)	2027 Principal & Interest Payments
BALANCE	\$ 40,257	\$ 305,448	\$ 76,665	\$ 81,059	
County Appraiser & Tax Collector Fee	0	(3,392)	(25,555)	(27,020)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(9,380)	(51,110)	(54,039)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 40,257	\$ 292,676	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTRAL PARC 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	35,451	1,000	2,500	Projected Interest For 2026/2027
NAV Tax Collection	0	683,850	682,186	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution - Debt	683,861	0	0	
Total Revenues	\$ 719,312	\$ 684,850	\$ 684,686	
EXPENDITURES				
Principal Payments	130,000	135,000	145,000	Principal Payment Due In 2027
Interest Payments	519,799	545,598	538,738	Interest Payment Due In 2027
Bond Redemption	-	4,252	948	Estimated Excess Debt Collections
Transfer To Construction Fund	17,229	-	-	
Total Expenditures	\$ 667,028	\$ 684,850	\$ 684,686	
Excess/ (Shortfall)	\$ 52,284	\$ -	\$ -	

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 1/1/26 = \$9,490,000

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For 35' Villa Units	\$ -	\$ 862.23	\$ 979.76
<u>Debt For 35' Villa Units</u>	<u>\$ 1,191.00</u>	<u>\$ 1,191.00</u>	<u>\$ 1,191.00</u>
Total For 35' Villa Units	\$ 1,191.00	\$ 2,053.23	\$ 2,170.76
O & M For 52' Single Family Units	\$ -	\$ 1,354.86	\$ 1,539.53
<u>Debt For 52' Single Family Units</u>	<u>\$ 1,770.00</u>	<u>\$ 1,770.00</u>	<u>\$ 1,770.00</u>
Total For 52' Single Family Units	\$ 1,770.00	\$ 3,124.86	\$ 3,309.53
O & M For Undeveloped Acreage (Per Acre)	\$ -	\$ 215.56	\$ 244.94
O & M For Recreation/Amenity Center (Per Sq. Ft)	\$ -	\$ 0.63	\$ 0.63

* Assessments Include the Following:

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

<u>Note</u>
Total For Amenity Center:
\$2,266.41

<u>Community Information:</u>	<u>EAU Factor</u>	<u>Total EAUs</u>	<u>52' Single Family Units Debt</u>
35' Villa Units: 272	0.6364	173.09	Total Units: 228
52' Single Family Units: 228	1.000	228.00	<u>Less Bond Prepayers: 1</u>
Undeveloped Mixed Use Acreage: 22.59	0.159	3.59	Billed For Debt: 227
<u>Recreation/ Amenity Center: 3,600 Sq Ft.</u>	0.0004	<u>1.44</u>	
Total:		406.13	