

Century Gardens Village
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	84,326
Maintenance Assessments	109,043
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 406,737
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Inspections	1,500
Street/Roadway Maintenance	20,000
Field Operations Management	2,500
Lawn And Landscape Maintenance	0
Pressure Cleaning	10,000
Stormwater Management System Maintenance	7,500
Irrigation System Maintenance	12,000
Miscellaneous Community Projects	14,000
Capital Improvements	25,000
Maintenance Contingency	10,000
TOTAL MAINTENANCE EXPENDITURES	\$ 102,500
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes	306
Management	37,956
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,200
Insurance	7,900
Legal Advertisements	2,600
Miscellaneous	1,250
Postage	275
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,587
TOTAL EXPENDITURES	\$ 183,087
REVENUES LESS EXPENDITURES	\$ 223,650
Bond Payments	(199,325)
BALANCE	\$ 24,325
County Appraiser & Tax Collector Fee	(8,108)
Discounts For Early Payments	(16,217)
EXCESS/ (SHORTFALL)	\$ (0)
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ (0)

DETAILED PROPOSED BUDGET
CENTURY GARDENS VILLAGE 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	78,384	77,330	84,326	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,928	63,925	109,043	Expenditures Less Carryover (91%)/.94
Debt Assessments	212,048	212,048	212,048	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,987	1,200	1,320	Interest Estimated At \$110 Per Month
TOTAL REVENUES	\$ 364,347	\$ 354,503	\$ 406,737	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Inspections	3,053	1,500	1,500	No Change From 2025/2026 Budget
Street/Roadway Maintenance	40,855	22,000	20,000	\$2,000 Decrease From 2025/2026 Budget
Field Operations Management	1,800	1,800	2,500	\$700 Increase From 2025/2026 Budget
Lawn And Landscape Maintenance	0	0	0	HOA Responsibility
Pressure Cleaning	12,700	10,000	10,000	No Change From 2025/2026 Budget
Stormwater Management System Maintenance	0	7,500	7,500	No Change From 2025/2026 Budget
Irrigation System Maintenance	2,675	0	12,000	New Line Item
Miscellaneous Community Projects	37,830	14,090	14,000	No Change From 2025/2026 Budget
Capital Improvements	0	40,000	25,000	\$15,000 Decrease From 2025/2026 Budget
Maintenance Contingency	1,060	3,200	10,000	\$6,800 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 99,973	\$ 100,090	\$ 102,500	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,800	3,000	4,000	Supervisor Fees
Payroll Taxes	291	230	306	Supervisor Fees * 7.65%
Management	35,928	36,960	37,956	CPI Adjustment
Legal	10,870	8,500	9,000	\$500 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,300	3,200	Accepted Amount For 2025/2026
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	2,225	2,600	2,600	No Change From 2025/2026 Budget
Miscellaneous	1,140	1,300	1,250	\$50 Decrease From 2025/2026 Budget
Postage	96	275	275	No Change From 2025/2026 Budget
Office Supplies	295	350	325	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,478	\$ 77,690	\$ 80,587	
TOTAL EXPENDITURES	\$ 178,451	\$ 177,780	\$ 183,087	
REVENUES LESS EXPENDITURES	\$ 185,896	\$ 176,723	\$ 223,650	
Bond Payments	(202,370)	(199,325)	(199,325)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (16,474)	\$ (22,602)	\$ 24,325	
County Appraiser & Tax Collector Fee	(3,411)	(7,066)	(8,108)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,720)	(14,132)	(16,217)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (43,800)	\$ (0)	
Carryover From Prior Year	0	43,800	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (0)	\$ (0)	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY GARDENS VILLAGE 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
Interest Income	5,247	1,000	1,200	Projected Interest For FY 2026/2027
NAV Tax Collection	202,370	199,325	199,325	Maximum Debt Service Collection
Total Revenues	\$ 207,617	\$ 200,325	\$ 200,525	
EXPENDITURES				
Principal Payments	125,000	129,000	133,000	Principal Payment Due In 2027
Interest Payments	74,695	68,688	64,103	Interest Payments Due In 2027
Bond Redemption	0	2,637	3,422	Estimated Excess Debt Collections
Total Expenditures	\$ 199,695	\$ 200,325	\$ 200,525	
Excess/ (Shortfall)	\$ 7,922	\$ -	\$ -	

Series 2020 Bond Refunding Information

Original Par Amount =	\$2,469,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	May 2037		

Par Amount As Of 1/1/26 = \$1,879,000

Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative Assessment For Townhomes	\$ 284.60	\$ 284.51	\$ 284.31	\$ 310.03
Maintenance Assessment For Townhomes	\$ 235.03	\$ 235.03	\$ 235.03	\$ 400.90
<u>Debt Assessment For Townhomes</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
Total	\$ 1,109.17	\$ 1,109.08	\$ 1,108.88	\$ 1,300.47
Administrative Assessment For Single Family Homes	\$ 284.60	\$ 284.51	\$ 284.31	\$ 310.03
Maintenance Assessments For Single Family Homes	\$ 235.03	\$ 235.03	\$ 235.03	\$ 400.90
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>
Total	\$ 1,659.10	\$ 1,659.01	\$ 1,658.81	\$ 1,850.40

*** Assessments Include the Following :**

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

Community Information:

Townhomes	178
<u>Single Family Units</u>	<u>94</u>
Total Units	272