# CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

## MIAMI-DADE COUNTY

## REGULAR BOARD MEETING

## MARCH 6, 2023

## 7:00 P.M.

**Special District Services, Inc.**
**8785 SW 165th Avenue, Suite 200**
**Miami, FL 33193**

www.centuryparkplacecdd.org
**786-347-2711 Ext. 2011 Telephone**
**877.SDS.4922 Toll Free**
**561.630.4923 Facsimile**

**AGENDA**
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
**REGULAR BOARD MEETING**
March 6, 2023
7:00 p.m.

A. Call to Order
B. Proof of Publication……...Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. November 7, 2022 Regular Board Meeting Minutes……..Page 2
G. Old Business
    1. Update Regarding the Requested Repairs to the Miami-Dade County Sidewalk located at the West Entrance at SW 92nd Avenue
H. New Business
    1. Consider Approval of District Counsel Request for Adjustment to Fee Structure…….Page 6
    2. Consider Approval of District Engineer Request for Adjustment of Fee Structure……...Page 8
    3. Consider Approval of Resolution No. 2023-01 – Approving a Proposed Budget for FY 2023/2024 and Setting a Public Hearing……Page 10
    4. Consider Approval of Amendment to Association Maintenance Agreement
I. Administrative & Operational Matters
    1. Financial Update…….Page 18
J. Board Member & Staff Closing Comments
K. Adjourn

## MIAMI-DADE

**STATE OF FLORIDA**
**COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/25/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this
25 day of OCTOBER, A.D. 2022

(SEAL)
MARIA MESA personally known to me

BARBARA THOMAS
Commission # HH 187442
Expires November 2, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

# CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the "Board") of the **Century Park Place Community Development District** (the "District") will hold Regular Meetings in the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174 at 7:00 p.m. on the following dates:

**November 7, 2022**
**March 6, 2023**
**May 8, 2023**
**August 7, 2023**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised cancellation notice.

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

www.centuryparkplacecdd.org
10/25 22-09/0000626982M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
**REGULAR BOARD MEETING**
**NOVEMBER 7, 2022**

## A. CALL TO ORDER

Mrs. Perez called the November 7, 2022, Regular Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:01 p.m. at the Gazebo in Century Park Place located at 420 SW 91st Place, Miami, Florida 33174.

## B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 25, 2022, as part of the District's Fiscal Year 2022/2023 Meeting Schedule, as legally required.

## C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairman Diego Cruz and Supervisors Leonardo Ferrer and Ray Rodriguez and it was in order to proceed with the meeting.

Also, in attendance were: District Manager Gloria Perez of Special District Services, Inc.; District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

## D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

## E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

## F. APPROVAL OF MINUTES

### 1. June 6, 2022, Public Hearing & Regular Board Meeting

The June 6, 2022, Public Hearing & Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and passed unanimously approving the June 6, 2022, Public Hearing & Regular Board Meeting minutes, as presented.

## G. OLD BUSINESS

### 1. Update Regarding West Entrance at SW 92nd Avenue

Mrs. Perez advised of the communications that had been forwarded to Miami-Dade County requesting a status update on requested repairs.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget**

Mrs. Perez presented Resolution No. 2022-05, entitled:

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year's budget for past year's expenses) and will serve as the Board's final approval/ratification of the District's expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2022-05, adopting a Fiscal Year 2021/2022 Amended Budget.

**2. Qualified Voters Certification**

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 191 registered voters who reside in the District as of May 2022. Since the District has not reached the qualified elector threshold, it will continue to elect Board Members by the landowner election process.

**I. AUDITOR SELECTION COMMITTEE**

**1. Ranking of Proposals/Consider Selection of an Auditor**

***Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.***

Mrs. Perez noted that the purpose of the Audit Committee meeting was to rank and recommend, in order of preference, the auditor proposals. She explained that only two firms had responded and therefore the Board would need to formally waive the three or more proposals requirement followed by ranking the recommendations. A discussion ensued after which:

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed waiving the three or more proposals requirement, followed by ranking Nowlen Holt & Miner as number one (1) and Grau & Associates as number two (2) and both as qualified to perform the auditing services.

***There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.***

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed to engage the auditing firm of Nowlen, Holt & Miner, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2022, September 30, 2023, and September 30, 2024, at the following rates:

Audit for fiscal year ended September 30, 2022, in the amount of $3,400;
Audit for fiscal year ending September 30, 2023, in the amount of $3,500; and
Audit for fiscal year ending September 30, 2024, in the amount of $3,600

and further authorizing District management to negotiate fees for the fiscal years ending 2025 and 2026, as proposed by Grau & Associates at $3,600 and $3,600, respectively.

## J. ADMINISTRATIVE & OPERATIONAL MATTERS

### 1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2022, were $63,442.27.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and passed unanimously ratifying and approving the financials, as presented.

### 2. Accept and Receive 20-Year Stormwater Needs Analysis

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer's Report for the Board's review and records.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and unanimously passed accepting and receiving the District's 20-Year Stormwater Needs Analysis, as presented.

## K. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

## L. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:18 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Rodriguez and passed unanimously.

_____ _____

Secretary Chairperson

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 2, 2023

VIA E-MAIL ONLY– gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenur, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure**
**Century Park Place Community Development District**
**Our File: 1021.17099**

Dear Gloria:

This firm's current fee structure has been in place since 2017. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: $300.00 per hour
- Attorneys/Associates: $250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 22.1% increase since the year 2017 and we have not raised our fees during that time.

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

Michael J. Pawelczyk
For the Firm

MJP/jmp

Alvarez Engineers

8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Century Park Place Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

**Reference:** **Century Park Place Community Development District**
**Alvarez Engineers Personnel Billing Rates**
**Via:** **Email Only: gperez@sdsinc.org**

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated August 1, 2017, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Juan R. Alvarez, President
Alvarez Engineers, Inc.

| Century Park Place CDD | | | |
|---|---|---|---|
| Current 2017 Rates | | Proposed 2023 Rates | |
| Principal | $ 200.00 | Principal | $ 220.00 |
| Chief Engineer | | | |
| Senior Engineer | $ 175.00 | Senior Engineer | $ 185.00 |
| Senior Project Engineer | $ 150.00 | Engineer 2 | $ 160.00 |
| Project Manager | | | |
| Project Engineer | $ 130.00 | Engineer 1 | $ 140.00 |
| | | Electrical Engineer | $ 135.00 |
| Engineer | $ 125.00 | Engineer Intern | $ 130.00 |
| CADD | $ 95.00 | Senior Designer | $ 110.00 |
| | | CADD/Computer Technician | $ 100.00 |
| | | Senior Engineering Technician | $ 95.00 |
| Engineering Technician | $ 85.00 | Engineering Technician | $ 90.00 |
| Senior Administrative | $ 80.00 | Senior Administrative | $ 95.00 |
| Administrative | $ 50.00 | Administrative | $ 60.00 |

| Staff Classification | Definition |
|---|---|
| Principal | Professional Engineer with 20+ years of post registration experience |
| Senior Engineer | Professional Engineer with 10+ years of post registration experience |
| Engineer 2 | Professional Engineer with 5+ years of post registration experience |
| Engineer 1 | Professional Engineer with 0+ years of post registration experience |
| Electrical Engineer | Electrical Engineer with 2+ years of post-graduate experience |
| Engineer Intern | Entry level with engineering degree; Engineering Intern License |
| Senior Designer | 15+ years of design experience, non-registered |
| CADD/Computer Technician | Design and Drafting with 1+ year of experience |
| Senior Engineering Technician | 5+ years of experience |
| Engineering Technician | Entry level, with 0-4 years of experience |
| Senior Administrative | Degreed executive assistant with 8+ years of experience |
| Administrative | Secretary / Clerical |

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Century Park Place Community Development District ("District") was recently established by Ordinance No. 17-19 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective March 31, 2017; and

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors of the Century Park Place Community Development District (the "Board") the proposed operating fund budget for Fiscal Year 2023/2024; and

**WHEREAS**, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The operating fund budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit "A"** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

   DATE: May 8, 2023

   HOUR: 7:00 p.m.

   LOCATION: Big Five Club
   600 SW 92nd Avenue
   Miami, Florida 33174

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.

4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. This Resolution shall take effect immediately upon adoption.

**PASSED, ADOPTED and BECOMES EFFECTIVE** 6th day of March, 2023**.**

**ATTEST:**

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson

Attachment: **Exhibit "A"**: Fiscal Year 2023/2024 Budget

# Century Park Place
# Community Development District

**Proposed Budget For**
**Fiscal Year 2023/2024**
**October 1, 2023 - September 30, 2024**

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I PROPOSED BUDGET

II DETAILED PROPOSED BUDGET

III DETAILED PROPOSED DEBT SERVICE FUND BUDGET

IV ASSESSMENT COMPARISON

# PROPOSED BUDGET
## CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
## FISCAL YEAR 2023/2024
## OCTOBER 1, 2023 - SEPTEMBER 30, 2024

| REVENUES | | FISCAL YEAR 2023/2024 BUDGET |
|---|---|---|
| ADMINISTRATIVE ASSESSMENTS | | 68,044 |
| MAINTENANCE ASSESSMENTS | | 15,490 |
| DEBT ASSESSMENTS | | 123,590 |
| INTEREST INCOME | | 480 |
| | | |
| **TOTAL REVENUES** | **$** | **207,604** |
| | | |
| **EXPENDITURES** | | |
| **MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS** | | |
| ENGINEERING/INSPECTIONS | | 2,000 |
| MISCELLANEOUS MAINTENANCE | | 3,750 |
| PAVEMENT REPLACEMENT RESERVE | | 4,346 |
| STORMWATER MANAGEMENT RESERVE | | 3,800 |
| INFRASTRUCTURE MAINTENANCE | | 665 |
| **TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS** | **$** | **14,561** |
| | | |
| **ADMINISTRATIVE EXPENDITURES** | | |
| SUPERVISOR FEES | | 4,000 |
| PAYROLL TAXES | | 306 |
| MANAGEMENT | | 33,960 |
| LEGAL | | 9,000 |
| ASSESSMENT ROLL | | 6,750 |
| AUDIT FEES | | 3,500 |
| INSURANCE | | 6,600 |
| LEGAL ADVERTISING | | 775 |
| MISCELLANEOUS | | 750 |
| POSTAGE | | 200 |
| OFFICE SUPPLIES | | 325 |
| MEETING VENUE RENTAL | | 1,000 |
| DUES & SUBSCRIPTIONS | | 175 |
| TRUSTEE FEES | | 4,200 |
| CONTINUING DISCLOSURE FEE | | 350 |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | **$** | **71,891** |
| | | |
| **TOTAL EXPENDITURES** | **$** | **86,452** |
| | | |
| **REVENUES LESS EXPENDITURES** | **$** | **121,152** |
| | | |
| BOND PAYMENTS | | (116,175) |
| | | |
| **BALANCE** | **$** | **4,977** |
| | | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | | (4,142) |
| DISCOUNTS FOR EARLY PAYMENTS | | (8,285) |
| | | |
| **EXCESS/ (SHORTFALL)** | **$** | **(7,450)** |
| | | |
| CARRYOVER FROM PRIOR YEAR | | 7,450 |
| | | |
| **NET EXCESS/ (SHORTFALL)** | **$** | **-** |

# DETAILED PROPOSED BUDGET
## CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
## FISCAL YEAR 2023/2024
## OCTOBER 1, 2023 - SEPTEMBER 30, 2024

| REVENUES | FISCAL YEAR 2021/2022 ACTUAL | FISCAL YEAR 2022/2023 BUDGET | FISCAL YEAR 2023/2024 BUDGET | COMMENTS |
|---|---|---|---|---|
| ADMINISTRATIVE ASSESSMENTS | 71,968 | 72,630 | 68,044 | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE ASSESSMENTS | 11,767 | 10,916 | 15,490 | Expenditures/.94 |
| DEBT ASSESSMENTS | 123,614 | 123,590 | 123,590 | Bond Payments/.94 |
| INTEREST INCOME | 10 | 60 | 480 | Interest Projected At $20 Per Month |
| | | | | |
| **TOTAL REVENUES** | **$ 207,359** | **$ 207,196** | **$ 207,604** | |
| | | | | |
| **EXPENDITURES** | | | | |
| **MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS** | | | | |
| ENGINEERING/INSPECTIONS | 1,575 | 1,500 | 2,000 | $500 Increase From 2022/2023 Budget |
| MISCELLANEOUS MAINTENANCE | 0 | 3,750 | 3,750 | No Change From 2022/2023 Budget |
| PAVEMENT REPLACEMENT RESERVE | 0 | 4,346 | 4,346 | Twenty Year Project (Third Year) |
| STORMWATER MANAGEMENT RESERVE | 0 | 0 | 3,800 | Five Year Project (First Year) |
| INFRASTRUCTURE MAINTENANCE | 0 | 665 | 665 | No Change From 2022/2023 Budget |
| **TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS** | **$ 1,575** | **$ 10,261** | **$ 14,561** | |
| | | | | |
| **ADMINISTRATIVE EXPENDITURES** | | | | |
| SUPERVISOR FEES | 600 | 4,000 | 4,000 | Supervisor Fees |
| PAYROLL TAXES | 46 | 306 | 306 | Supervisor Fees * 7.65% |
| MANAGEMENT | 32,016 | 32,976 | 33,960 | CPI Adjustment (Capped At 3%) |
| LEGAL | 7,990 | 9,000 | 9,000 | No Change From 2022/2023 Budget |
| ASSESSMENT ROLL | 6,750 | 6,750 | 6,750 | As Per Contract |
| AUDIT FEES | 3,400 | 3,500 | 3,500 | Accepted Amount For 2022/2023 Budget |
| INSURANCE | 5,706 | 5,900 | 6,600 | Fiscal Year 2022/2023 Expenditure Was $6,134 |
| LEGAL ADVERTISING | 860 | 775 | 775 | No Change From 2022/2023 Budget |
| MISCELLANEOUS | 503 | 775 | 750 | $25 Decrease From 2022/2023 Budget |
| POSTAGE | 193 | 200 | 200 | No Change From 2022/2023 Budget |
| OFFICE SUPPLIES | 242 | 325 | 325 | No Change From 2022/2023 Budget |
| MEETING VENUE RENTAL | 0 | 0 | 1,000 | Meeting Venue Rental |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 | No Change From 2022/2023 Budget |
| TRUSTEE FEES | 4,187 | 3,300 | 4,200 | $900 Increase From 2022/2023 Budget |
| CONTINUING DISCLOSURE FEE | 350 | 350 | 350 | No Change From 2022/2023 Budget |
| **TOTAL ADMINISTRATIVE EXPENDITURES** | **$ 63,018** | **$ 68,332** | **$ 71,891** | |
| | | | | |
| **TOTAL EXPENDITURES** | **$ 64,593** | **$ 78,593** | **$ 86,452** | |
| | | | | |
| **REVENUES LESS EXPENDITURES** | **$ 142,766** | **$ 128,603** | **$ 121,152** | |
| | | | | |
| BOND PAYMENTS | (117,786) | (116,175) | (116,175) | 2024 P & I Payments Less Earned Interest |
| | | | | |
| **BALANCE** | **$ 24,980** | **$ 12,428** | **$ 4,977** | |
| | | | | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (1,996) | (4,143) | (4,142) | Two Percent Of Total Assessment Roll |
| DISCOUNTS FOR EARLY PAYMENTS | (7,775) | (8,285) | (8,285) | Four Percent Of Total Assessment Roll |
| | | | | |
| **EXCESS/ (SHORTFALL)** | **$ 15,209** | **$ -** | **$ (7,450)** | |
| | | | | |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 7,450 | Carryover From Prior Year |
| | | | | |
| **NET EXCESS/ (SHORTFALL)** | **$ 15,209** | **$ -** | **$ -** | |

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
**FISCAL YEAR 2023/2024**
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

| REVENUES | FISCAL YEAR 2021/2022 ACTUAL | FISCAL YEAR 2022/2023 BUDGET | FISCAL YEAR 2023/2024 BUDGET | COMMENTS |
|---|---|---|---|---|
| Interest Income | 7 | 25 | 250 | Projected Interest For 2023/2024 |
| NAV Tax Collection | 117,786 | 116,175 | 116,175 | Maximum Debt Service Collection |
| **Total Revenues** | **$ 117,793** | **$ 116,200** | **$ 116,425** | |
| | | | | |
| **EXPENDITURES** | | | | |
| Principal Payments | 35,000 | 35,000 | 35,000 | Principal Payments Due In 2024 |
| Interest Payments | 79,888 | 78,050 | 76,563 | Interest Payments Due In 2024 |
| Bond Redemption | 0 | 3,150 | 4,862 | Estimated Excess Debt Collections |
| **Total Expenditures** | **$ 114,888** | **$ 116,200** | **$ 116,425** | |
| | | | | |
| **Excess/ (Shortfall)** | **$ 2,905** | **$ -** | **$ -** | |

**Series 2017 Bond Information**

| | | | |
|---|---|---|---|
| Original Par Amount = | $1,785,000 | Annual Principal Payments Due = | November 1st |
| Interest Rate = | 3.50% - 5.00% | Annual Interest Payments Due = | May 1st & November 1st |
| Issue Date = | July 2017 | | |
| Maturity Date = | November 2047 | | |

Par Amount As Of 1/1/2023 = $1,625,000

# Century Park Place Community Development District
# Assessment Comparison

| | Original Projected Assessment* | Fiscal Year 2020/2021 Assessment* | Fiscal Year 2021/2022 Assessment* | Fiscal Year 2022/2023 Assessment* | **Fiscal Year 2023/2024 Projected Assessment*** |
|---|---|---|---|---|---|
| Administrative | $ 638.29 | $ 514.25 | $ 548.06 | $ 554.43 | **$ 519.42** |
| Maintenance | $ - | $ 123.69 | $ 89.83 | $ 83.33 | **$ 118.25** |
| Debt | $ 943.62 | $ 943.62 | $ 943.62 | $ 943.62 | **$ 943.62** |
| Total | $ 1,581.91 | $ 1,581.56 | $ 1,581.51 | $ 1,581.38 | **$ 1,581.29** |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

| | |
|---|---|
| Total Units | 131 |

# Century Park Place
# Community Development District

## Financial Report For
## January 2023

# Century Park Place Community Development District
## Profit & Loss Budget vs. Actual
### October 2022 through January 2023

| | Oct '22 - Jan 23 | 22/23 Budget | $ Over Budget | % of Budget |
|---|---|---|---|---|
| **Income** | | | | |
| **01-3100 · Administrative Assessments** | 67,501.09 | 72,630.00 | -5,128.91 | 92.94% |
| **01-3200 · Maintenance Assessments** | 10,145.48 | 10,916.00 | -770.52 | 92.94% |
| **01-3810 · Debt Assessments** | 114,884.37 | 123,590.00 | -8,705.63 | 92.96% |
| **01-3820 · Debt Assess-Paid To Trustee** | -109,238.75 | -116,175.00 | 6,936.25 | 94.03% |
| **01-3830 · Assessment Fees** | -1,849.18 | -4,143.00 | 2,293.82 | 44.63% |
| **01-3831 · Assessment Discounts** | -7,612.46 | -8,285.00 | 672.54 | 91.88% |
| **01-9410 · Interest Income (GF)** | 546.02 | 60.00 | 486.02 | 910.03% |
| **Total Income** | 74,376.57 | 78,593.00 | -4,216.43 | 94.64% |
| **Expense** | | | | |
| **01-1310 · Engineering** | 0.00 | 1,500.00 | -1,500.00 | 0.0% |
| **01-1311 · Management Fees** | 10,992.00 | 32,976.00 | -21,984.00 | 33.33% |
| **01-1315 · Legal Fees** | 1,795.00 | 9,000.00 | -7,205.00 | 19.94% |
| **01-1318 · Assessment/Tax Roll** | 0.00 | 6,750.00 | -6,750.00 | 0.0% |
| **01-1320 · Audit Fees** | 0.00 | 3,500.00 | -3,500.00 | 0.0% |
| **01-1450 · Insurance** | 6,134.00 | 5,900.00 | 234.00 | 103.97% |
| **01-1480 · Legal Advertisements** | 103.68 | 775.00 | -671.32 | 13.38% |
| **01-1512 · Miscellaneous** | 98.92 | 775.00 | -676.08 | 12.76% |
| **01-1513 · Postage and Delivery** | 54.35 | 200.00 | -145.65 | 27.18% |
| **01-1514 · Office Supplies** | 34.90 | 325.00 | -290.10 | 10.74% |
| **01-1540 · Dues, License & Subscriptions** | 175.00 | 175.00 | 0.00 | 100.0% |
| **01-1550 · Trustee Fees (GF)** | 0.00 | 3,300.00 | -3,300.00 | 0.0% |
| **01-1743 · Continuing Disclosure Fee** | 0.00 | 350.00 | -350.00 | 0.0% |
| **01-1800 · Infrastructure Maintenance** | 0.00 | 665.00 | -665.00 | 0.0% |
| **01-1815 · Miscellaneous Maintenance** | 0.00 | 3,750.00 | -3,750.00 | 0.0% |
| **01-2481 · Supervisor Fee** | 1,600.00 | 4,000.00 | -2,400.00 | 40.0% |
| **01-2483 · Pavement Replacement Reserve** | 0.00 | 4,346.00 | -4,346.00 | 0.0% |
| **02-2482 · Payroll Tax Expense** | 122.40 | 306.00 | -183.60 | 40.0% |
| **Total Expense** | 21,110.25 | 78,593.00 | -57,482.75 | 26.86% |
| **Net Income** | **53,266.32** | **0.00** | **53,266.32** | **100.0%** |

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
**MONTHLY FINANCIAL REPORT**
**JANUARY 2023**

| REVENUES | Annual Budget 10/1/22 - 9/30/23 | Actual Jan-23 | Year To Date Actual 10/1/22 - 1/31/23 |
|---|---|---|---|
| Administrative Assessments | 72,630 | 3,466 | 67,501 |
| Maintenance Assessments | 10,916 | 521 | 10,145 |
| Debt Assessments | 123,590 | 5,899 | 114,884 |
| Interest Income | 60 | 0 | 546 |
| | | | |
| **Total Revenues** | **$ 207,196** | **$ 9,886** | **$ 193,076** |
| | | | |
| **EXPENDITURES** | | | |
| **Administrative Expenditures** | | | |
| Supervisor Fees | 4,000 | 0 | 1,600 |
| Payroll Taxes | 306 | 0 | 122 |
| Management | 32,976 | 2,748 | 10,992 |
| Legal | 9,000 | 0 | 1,795 |
| Assessment Roll | 6,750 | 0 | 0 |
| Audit Fees | 3,500 | 0 | 0 |
| Insurance | 5,900 | 0 | 6,134 |
| Legal Advertisements | 775 | 0 | 104 |
| Miscellaneous | 775 | 13 | 99 |
| Postage | 200 | 0 | 54 |
| Office Supplies | 325 | 4 | 35 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fees | 3,300 | 0 | 0 |
| Continuing Disclosure Fee | 350 | 0 | 0 |
| | | | |
| **Total Administrative Expenditures** | **$ 68,332** | **$ 2,765** | **$ 21,110** |
| | | | |
| **Maintenance Expenditures** | | | |
| Engineering/Inspections | 1,500 | 0 | 0 |
| Miscellaneous Maintenance | 3,750 | 0 | 0 |
| Pavement Replacement Reserve | 4,346 | 0 | 0 |
| Infrastructure Maintenance | 665 | 0 | 0 |
| **Total Maintenance Expenditures** | **$ 10,261** | **$ -** | **$ -** |
| | | | |
| **TOTAL EXPENDITURES** | **$ 78,593** | **$ 2,765** | **$ 21,110** |
| | | | |
| **REVENUES LESS EXPENDITURES** | **$ 128,603** | **$ 7,121** | **$ 171,966** |
| | | | |
| Bond Payments | (116,175) | (5,665) | (109,239) |
| | | | |
| **BALANCE** | **$ 12,428** | **$ 1,456** | **$ 62,727** |
| | | | |
| County Appraiser & Tax Collector Fee | (4,143) | (96) | (1,849) |
| Discounts For Early Payments | (8,285) | (297) | (7,612) |
| | | | |
| **EXCESS/ (SHORTFALL)** | **$ -** | **$ 1,063** | **$ 53,266** |

| | |
|---|---|
| **Bank Balance As Of 1/31/23** | **$ 125,138.55** |
| **Accounts Payable As Of 1/31/23** | **$ 8,929.96** |
| **Accounts Receivable As Of 1/31/23** | **$ -** |
| **Reserve For Pavement Replacement As Of 1/31/23** | **$ 2,936.00** |
| **Available Funds As Of 1/31/23** | **$ 113,272.59** |

# CENTURY PARK PLACE CDD
# TAX COLLECTIONS
# 2022-2023

| # | ID# | PAYMENT FROM | DATE | FOR | Tax Collect Receipts | Interest Received | Fees | Discount | Net From Tax Collector | Admin. Assessment Income (Before Discounts & Fee) | Maint. Assessment Income (Before Discounts & Fee) | Debt Assessment Income (Before Discounts & Fee) | Admin. Assessment Income (After Discounts & Fee) | Maint. Assessment Income (After Discounts & Fee) | Debt Assessment Income (After Discounts & Fee) | Debt Assessments Paid to Trustee |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | **$207,136.00** | **$72,630.00** | **$10,916.00** | **$ 123,590.00** | **$72,630.00** | **$10,916.00** | **$123,590.00** | |
| | | | | | | | | | **$194,768.00** | **$68,332.00** | **$10,261.00** | **$ 116,175.00** | **$68,332.00** | **$10,261.00** | **$116,175.00** | **$116,175.00** |
| 1 | 1 | Miami-Dade Tax Collector | 11/23/22 | NAV Taxes | $ 15,018.97 | | $ (144.08) | $ (610.63) | $ 14,264.26 | $ 5,265.62 | $ 791.50 | $ 8,961.85 | $ 5,001.01 | $ 751.70 | $ 8,511.55 | $ 8,511.55 |
| 2 | 2 | Miami-Dade Tax Collector | 12/07/22 | NAV Taxes | $ 164,463.52 | | $ (1,578.85) | $ (6,578.77) | $ 156,305.90 | $ 57,660.72 | $ 8,666.32 | $ 98,136.48 | $ 54,800.65 | $ 8,236.40 | $ 93,268.85 | $ 93,268.85 |
| 3 | 3 | Miami-Dade Tax Collector | 12/22/22 | NAV Taxes | $ 3,162.76 | | $ (30.36) | $ (126.50) | $ 3,005.90 | $ 1,108.86 | $ 166.66 | $ 1,887.24 | $ 1,053.80 | $ 158.40 | $ 1,793.70 | $ 1,793.70 |
| 4 | 4 | Miami-Dade Tax Collector | 01/11/23 | NAV Taxes | $ 9,885.69 | | $ (95.89) | $ (296.56) | $ 9,493.24 | $ 3,465.89 | $ 521.00 | $ 5,898.80 | $ 3,328.24 | $ 500.35 | $ 5,664.65 | $ 5,664.65 |
| 5 | | | | | | | | | $ - | | | | | | | $ - |
| 6 | | | | | | | | | $ - | | | | | | | $ - |
| 7 | | | | | | | | | $ - | | | | | | | $ - |
| 8 | | | | | | | | | $ - | | | | | | | $ - |
| 9 | | | | | | | | | $ - | | | | | | | $ - |
| 10 | | | | | | | | | $ - | | | | | | | $ - |
| 11 | | | | | | | | | $ - | | | | | | | $ - |
| 12 | | | | | | | | | $ - | | | | | | | $ - |
| 13 | | | | | | | | | $ - | | | | | | | $ - |
| 14 | | | | | | | | | $ - | | | | | | | $ - |
| 15 | | | | | | | | | $ - | | | | | | | $ - |
| | | | | | $ 192,530.94 | $ - | $ (1,849.18) | $ (7,612.46) | $ 183,069.30 | $ 67,501.09 | $ 10,145.48 | $ 114,884.37 | $ 64,183.70 | $ 9,646.85 | $ 109,238.75 | $ 109,238.75 |

**Assessment Roll = $207,160.78**

| | |
|---|---|
| Admin: | 72,630.33 |
| Maint: | 10,916.23 |
| Debt: | 123,614.22 |
| Total | 207,160.78 |

Note: $207,136, $72,630, $10,916, and $123,590 are 2022/2023 Budgeted assessments before discounts and fees.
$194,768, $68,332, $10,261 and $116,175 are 2022/2023 Budgeted assessments after discounts and fees.

| | |
|---|---|
| $ 192,530.94 | |
| $ - | $ 183,069.30 |
| $ (67,501.09) | $ (64,183.70) |
| $ (10,145.48) | $ (9,646.85) |
| $ - | $ - |
| $ (114,884.37) | $ (109,238.75) |
| $ - | $ - |