Alvarez Engineers

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June 14, 2024

Ms. Gloria Perez
District Manager
Century Park Place Community Development District
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2024 Century Park Place CDD Report

Dear Ms. Perez,

This Engineer's Report (the "Report") is being prepared pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park Place Community Development District (the "District" or "CDD") and U.S. Bank National Association dated July 1, 2017.

The intent of this Report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair, operation or completion of the District's infrastructure and; 4) To report on the insurance being carried by the District.

The District is located in Section 4, Township 54S, Range 40E, in Miami-Dade County. The District is located on the southeast corner of SW 92 Avenue and SW 4 Street (Refer to Exhibit 1).

1. Infrastructure Ownership

a) *Recorded Plat*

The District's is wholly contained within the following plat:

> **Century Park Place**, recorded in the Official Records of Miami-Dade County in Plat Book 172, Page 64

b) *Roads*

The roads financed by the District are owned by the following entities:

> **Century Park Place CDD** owns the onsite roadway improvements within Tract A (Refer to Exhibit 1).
>
> **Miami-Dade County** owns the offsite roundabout at the intersection of SW 92 Avenue and SW 4 Street.

c) *Stormwater Management System*

The Stormwater Management and Drainage systems within Tract A are owned by the District.

d) *Water and Sewer Systems*

The water and sewer systems for the entire District was conveyed to Miami- Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 23164 (O.R. Book 30468, Page 1642).

2. State, Working Order and Condition of the Infrastructure.

a) *Roads*

i. The **District's** roads within Tract A have been completed and are in good working order and condition, with the exception of fading pavement markings.

ii. The **Miami-Dade County** roundabout has been completed and is in good working order and condition. Complaints within Miami-Dade County right of ways may be reported by calling 311.

b) *Stormwater Management System*

i. The **District's** stormwater drainage system has been completed and is in good working order and condition.

c) *Water and Sewer Systems*

i. The water and sewer systems throughout the Development have been completed and were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance per agreement with WASD. Concerns with the water and sewer systems may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Costs for Maintaining, Repairing and Completing the Infrastructure

a) *General*

i. The CDD proposed 2024-2025 Fiscal Year budget has the following amounts for maintenance:

2024-2025 Proposed Budget for Maintenance	
Engineering Inspections	$2,000
Miscellaneous Maintenance	$3,750
Pavement Replacement Reserve	$7,050
Stormwater Management Reserve	$3,800
Infrastructure Maintenance	$665
Total	**$17,265**

For more detailed information on the proposed 2024-2025 Fiscal Year Budget please visit the District's website at the following link: https://centuryparkplacecdd.org/financials/

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

a. *District Roads*

Funds will be needed to replace the wearing roadway asphalt layer in about 16 years, when the asphalt has reached its estimated 20-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently restored every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 16 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price $2 and Resurface 3/4" Thick unit price $6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	(FC)	(i)	FCi/((1+i)^n-1)
2020	2040	2024	16	8,400	$8.00	$67,200	$112,560	0.25%	$6,904
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	(FC)	(i)	FCi/((1+i)^n-1)
2020	2030	2023	7	8,400	$1.00	$8,400	$10,441	0.25%	$1,480
* Using Florida Department of Transportation Inflation Factors									

b. *Stormwater Management System*

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 18 drainage structures and 1,906 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
18	1906	4					$225.00	$6.70	$3,500
			4				$230.00	$6.90	$3,600
				4			$235.00	$7.40	$3,800
					4		$240.00	$8.10	$4,100
						4	$245.00	$9.20	$4,500

c. *Water and Sewer Systems*
The water and sewer systems are maintained, operated, and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials' liability coverage insurance policy proposed by Florida Insurance Alliance under Agreement No. 100123306 for the period between October 1, 2023 and October 1, 2024. The District has budgeted $7,200 which are enough funds to cover the $6,594 insurance premium.

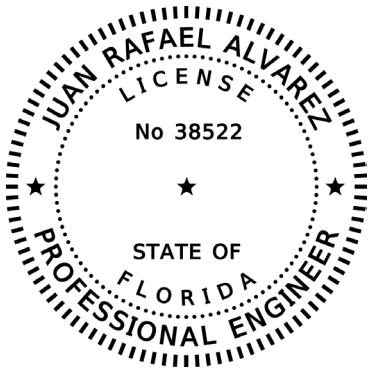
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

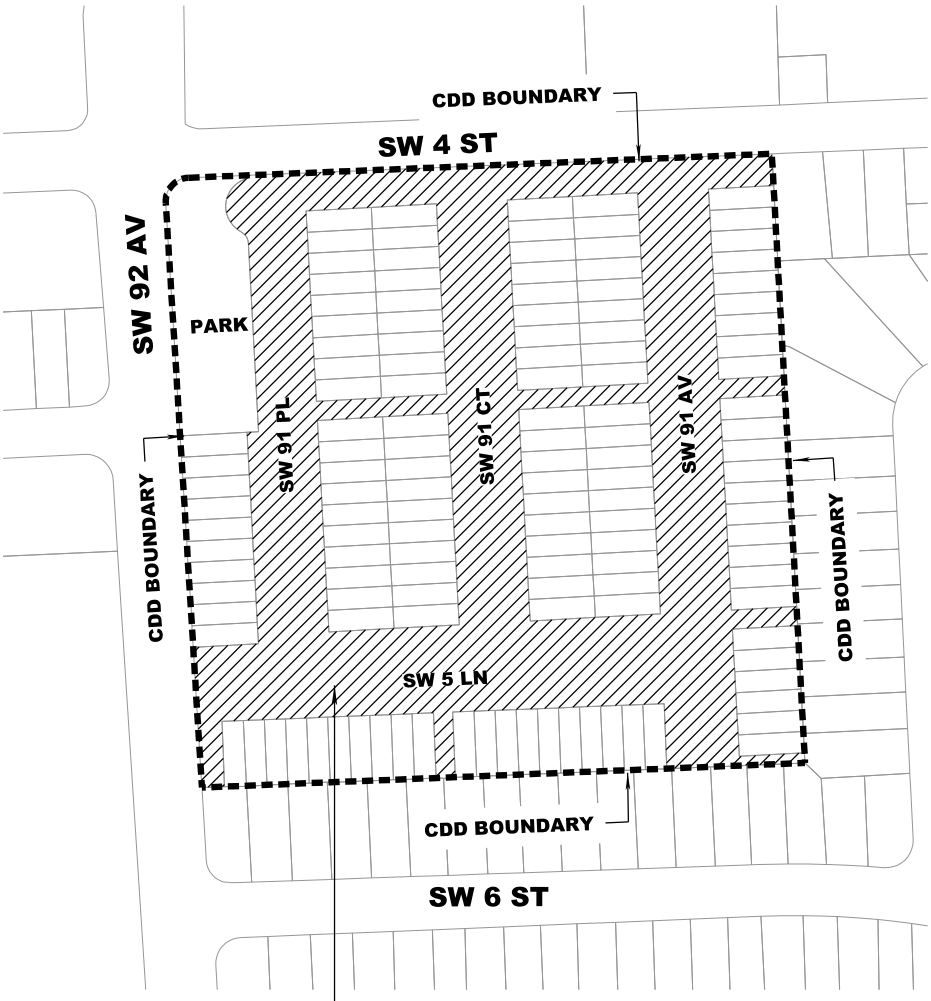
Juan R Alvarez
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Juan R. Alvarez, PE
District Engineer
Date: June 14, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 14, 2024.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD

CDD LAND OWNERSHIP

0 25' 100' 200'

EXHIBIT 1

5/22/2023 P:\170301 - Century Park Place CDD\Yearly reports\2023 Report\001-CADD\EXHIBIT-02.dgn