CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

SPECIAL BOARD MEETING

APRIL 24, 2025

10:00 A.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
SPECIAL BOARD MEETING
April 24, 2025
10:00 a.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. August 29, 2024 Special Board Meeting & PH Minutes……Page 2

G. Old Business

H. New Business

1. Consider Approval of Resolution No. 2025-01 – Adopting a 2023/2024 Revised Final Budget……Page 6
2. Consider Approval of Resolution No. 2025-02 – Registered Agent Change……..Page 11
3. Consider Approval of Resolution No. 2025-03 – Approving a Proposed Budget for FY 2025/2026 and Setting a Public Hearing…….Page 13
4. Consider Approval of Proposal for Stormwater Management System, Maintenance Services and Reports Pursuant to the Miami-Dade County, Class V, Permit Requirements……Page 27

I. Administrative & Operational Matters

1. Financial Update……..Page 34
2. Accept and Receive 2024 Engineers Report……Page 38

J. District Counsel Report

K. Board Member & Staff Closing Comments

L. Adjourn

Publication Date
2025-04-14

Subcategory
Miscellaneous Notices

Notice of Special Board
Meeting of the
Century Park Place Community Development District

The Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold a Special Board Meeting on April 24, 2025, at 10:00 a.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the District's website (www.centuryparkplacecdd.org) or from the District Manager at gperez@sdsinc.org during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting 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 meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Park Place Community Development District
www.centuryparkplacecdd.org
IPL0227079
Apr 14 2025

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
AUGUST 29, 2024

A. CALL TO ORDER

Mrs. Perez called the August 29, 2024, Special Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:09 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* August 13, 2024, and August 20, 2024, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of the following Supervisors present:

Chairman Diego Cruz and Supervisors Leonardo J. Ferrer and Ray Rodriguez.

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

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. March 4, 2024, Regular Board Meeting

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and passed unanimously approving the minutes of the March 4, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on 1st Amendment to Maintenance Agreement between the District and the Association

Mrs. Perez advised that the signed agreement was provided earlier this month and had since been fully executed and circulated.

H. NEW BUSINESS

1. Consider Resolution No. 2024-03 – Amending the Public Hearing Date to Consider Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2024-02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2024/2025 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and unanimously passed adopting Resolution No. 2024-03, as presented.

2. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mrs. Perez presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The meetings are scheduled to start at 7:00 p.m. on the following dates:

November 4, 2024 *Amended Budget*
February 3, 2025 *Proposed Budget*
March 3, 2025
April 7, 2025 *Final Budget & Announce LO Mtg for Nov 3rd 2025*
May 5, 2025
August 4, 2025

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and unanimously passed adopting Resolution No. 2024-04, as presented.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. George provided an explanation for this resolution pursuant to the new law.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Ferrer and passed unanimously adopting Resolution No. 2024-06, as presented.

Mrs. Perez then recessed the Special Board Meeting and opened the Public Hearing.

I. PUBLIC HEARING

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* August 13, 2024, and August 20, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

There was no public comment on the Fiscal Year 2024/2025 Final Budget.

3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Ferrer, seconded by Rodriguez and unanimously passed adopting Resolution No. 2024-05, as presented.

Mrs. Perez then closed the Public Hearing and reconvened the Special Board Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement pointing out that available funds as of July 31, 2024, were $99,697.10.

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

K. BOARD MEMBER & STAFF CLOSING COMMENTS

1. SDS Ethics Training Memo

Mrs. Perez provided an overview of the Memorandum Regarding Required Ethics Training and Financial Disclosure that was presented in the meeting book. She noted the recent changes to the Form 1 that was due no later than July 1, 2024, and also indicated that all the Board Members had submitted the Form 1 pursuant to the Commission on Ethics website with exception of Ray Rodriguez who has been notified of the same.

2. Qualified Elector Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 209 registered voters who reside in the District as of May 2, 2024, and presented the same in the meeting book. Since the District has not reached the qualified elector threshold, it will continue to elect Board Members by the landowner election process.

3. 2024 Florida Legislative Session Update

Mr. George provided an overview of the Update on the 2024 Florida Legislative Session and addressed the Board's questions.

4. Supplement to Legislative Session

Mr. George provided an overview of the Supplement to the Legislative Session advising the Board of the new requirements.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned at 7:23 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Rodriguez. There were no objections.

_____ _____

Secretary Chairperson

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Park Place Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 24th day of April, 2025.

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Century Park Place
Community Development District

Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

REVENUES	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
ADMINISTRATIVE ASSESSMENTS	65,167	**65,863**	65,863
MAINTENANCE ASSESSMENTS	18,367	**18,367**	18,367
DEBT ASSESSMENTS	123,590	**123,590**	123,590
INTEREST INCOME	480	**4,900**	4,872
TOTAL REVENUES	**$ 207,604**	**$ 212,720**	**$ 212,692**
EXPENDITURES			
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS			
ENGINEERING/INSPECTIONS	2,000	**2,000**	1,209
MISCELLANEOUS MAINTENANCE	3,750	**1,000**	0
PAVEMENT REPLACEMENT RESERVE	7,050	**7,050**	0
STORMWATER MANAGEMENT RESERVE	3,800	**3,800**	0
INFRASTRUCTURE MAINTENANCE	665	**300**	0
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 17,265**	**$ 14,150**	**$ 1,209**
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	4,000	**1,200**	1,200
PAYROLL TAX EXPENSE	306	**92**	92
MANAGEMENT	33,960	**33,960**	33,960
LEGAL	9,000	**11,200**	9,295
ASSESSMENT ROLL	6,750	**6,750**	6,750
AUDIT FEES	3,500	**3,500**	3,500
INSURANCE	6,600	**6,594**	6,594
LEGAL ADVERTISING	775	**7,400**	6,334
MISCELLANEOUS	750	**750**	349
MEETING ROOM VENUE	1,000	**480**	480
POSTAGE	200	**275**	262
OFFICE SUPPLIES	325	**250**	209
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	4,200	**4,187**	4,187
CONTINUING DISCLOSURE FEE	350	**0**	350
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 71,891**	**$ 76,813**	**$ 73,737**
TOTAL EXPENDITURES	**$ 89,156**	**$ 90,963**	**$ 74,946**
REVENUES LESS EXPENDITURES	**$ 118,448**	**$ 121,757**	**$ 137,746**
BOND PAYMENTS	(116,175)	**(117,961)**	(117,961)
BALANCE	**$ 2,273**	**$ 3,796**	**$ 19,785**
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,142)	**(2,001)**	(2,001)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)	**(7,437)**	(7,437)
EXCESS/ (SHORTFALL)	**$ (10,154)**	**$ (5,642)**	**$ 10,347**
CARRYOVER FROM PRIOR YEAR	10,154	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (5,642)**	**$ 10,347**

GROSS FUND BALANCE AS OF 9/30/23	$75,397
FY 2023/2024 ACTIVITY	($5,642)
GROSS FUND BALANCE AS OF 9/30/24	$69,755
RESERVE FUND BALANCES AS OF 9/30/24	$7,282
NET FUND BALANCE AS OF 9/30/24	$62,473

Reserve Balances (Pavement & Stormwater) To Be Increased On 10/1/24.

AMENDED FINAL BUDGET

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

REVENUES	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
Interest Income	250	**8,029**	8,029
NAV Assessment Collection	116,175	**117,961**	117,961
Total Revenues	**$ 116,425**	**$ 125,990**	**$ 125,990**
EXPENDITURES			
Principal Payments	35,000	**35,000**	35,000
Interest Payments	76,563	**77,306**	77,306
Bond Redemption	4,862	**0**	0
Total Expenditures	**$ 116,425**	**$ 112,306**	**$ 112,306**
Excess/ (Shortfall)	**$ -**	**$ 13,684**	**$ 13,684**

FUND BALANCE AS OF 9/30/23	$161,382
FY 2023/2024 ACTIVITY	$13,684
FUND BALANCE AS OF 9/30/24	$175,066

Notes

Reserve Fund Balance = $58,087*. Revenue Fund Balance = $116,979*.

Revenue Fund Balance To Be Used To Make 11/1/2024 Principal & Interest Payment Of $73,281

(Principal Payment: $35,000 + Interest Payment: $38,281 = $73,281).

* Approximate Amounts

Series 2017 Bond Information

Original Par Amount =	$1,785,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	July 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 9/30/24 =	$1,590,000	

RESOLUTION 2025-02

A RESOLUTION OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Century Park Place Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF April, 2025.

CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____ _____

Print name: _____ Print name: _____
Secretary/Assistant Secretary Chair/Vice-Chair, Board of Supervisors

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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: July 7, 2025

   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 24th day of April, 2025**.**

ATTEST:

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson

Attachment: **Exhibit "A"**: Fiscal Year 2025/2026 Budget

Century Park Place
Community Development District

Option #1 - With Carryover

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

CONTENTS

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES		FISCAL YEAR 2025/2026 BUDGET
ADMINISTRATIVE ASSESSMENTS		58,215
MAINTENANCE ASSESSMENTS		25,266
DEBT ASSESSMENTS		123,590
INTEREST INCOME		1,200
TOTAL REVENUES	**$**	**208,271**
EXPENDITURES		
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS		
ENGINEERING/INSPECTIONS		2,500
MISCELLANEOUS MAINTENANCE		3,750
STORM DRAINAGE/CLASS V PERMIT		3,500
PAVEMENT REPLACEMENT RESERVE		8,000
STORMWATER MANAGEMENT RESERVE		5,000
INFRASTRUCTURE MAINTENANCE		1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$**	**23,750**
ADMINISTRATIVE EXPENDITURES		
SUPERVISOR FEES		4,000
PAYROLL TAXES		306
MANAGEMENT		35,976
LEGAL		9,000
ASSESSMENT ROLL		6,750
AUDIT FEES		3,600
INSURANCE		7,400
LEGAL ADVERTISING		4,000
MISCELLANEOUS		700
POSTAGE		200
OFFICE SUPPLIES		325
MEETING VENUE RENTAL		1,000
DUES & SUBSCRIPTIONS		175
TRUSTEE FEES		4,200
CONTINUING DISCLOSURE FEE		350
TOTAL ADMINISTRATIVE EXPENDITURES	**$**	**77,982**
TOTAL EXPENDITURES	**$**	**101,732**
REVENUES LESS EXPENDITURES	**$**	**106,539**
BOND PAYMENTS		(116,175)
BALANCE	**$**	**(9,636)**
COUNTY APPRAISER & TAX COLLECTOR FEE		(4,141)
DISCOUNTS FOR EARLY PAYMENTS		(8,283)
EXCESS/ (SHORTFALL)	**$**	**(22,060)**
CARRYOVER FROM PRIOR YEAR		22,060
NET EXCESS/ (SHORTFALL)	**$**	**-**

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
ADMINISTRATIVE ASSESSMENTS	65,863	65,137	58,215	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	18,367	18,367	25,266	Expenditures/.94
DEBT ASSESSMENTS	123,590	123,590	123,590	Bond Payments/.94
INTEREST INCOME	5,213	720	1,200	Interest Projected At $100 Per Month
TOTAL REVENUES	**$ 213,033**	**$ 207,814**	**$ 208,271**	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,209	2,000	2,500	$500 Increase From 2024/2025 Budget (New Requirements)
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2024/2025 Budget
STORM DRAINAGE/CLASS V PERMIT	0	0	3,500	New Requirement In Miami-Dade County
PAVEMENT REPLACEMENT RESERVE	0	7,050	8,000	Twenty Year Project (Fifth Year)
STORMWATER MANAGEMENT RESERVE	0	3,800	5,000	Five Year Project (Third Year)
INFRASTRUCTURE MAINTENANCE	0	665	1,000	$335 Increase From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 1,209**	**$ 17,265**	**$ 23,750**	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,200	4,000	4,000	Supervisor Fees
PAYROLL TAXES	92	306	306	Supervisor Fees * 7.65%
MANAGEMENT	33,960	34,968	35,976	CPI Adjustment
LEGAL	9,795	9,000	9,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,500	3,600	3,600	Accepted Amount For 2024/2025 Budget
INSURANCE	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was $6,858
LEGAL ADVERTISING	6,334	1,750	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	349	725	700	$25 Decrease From 2024/2025 Budget
POSTAGE	262	200	200	No Change From 2024/2025 Budget
OFFICE SUPPLIES	209	325	325	No Change From 2024/2025 Budget
MEETING VENUE RENTAL	480	1,000	1,000	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 74,237**	**$ 74,549**	**$ 77,982**	
TOTAL EXPENDITURES	**$ 75,446**	**$ 91,814**	**$ 101,732**	
REVENUES LESS EXPENDITURES	**$ 137,587**	**$ 116,000**	**$ 106,539**	
BOND PAYMENTS	(117,961)	(116,175)	(116,175)	2026 P & I Payments Less Earned Interest
BALANCE	**$ 19,626**	**$ (175)**	**$ (9,636)**	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,001)	(4,141)	(4,141)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,437)	(8,284)	(8,283)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ 10,188**	**$ (12,600)**	**$ (22,060)**	
CARRYOVER FROM PRIOR YEAR	0	12,600	22,060	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ 10,188**	**$ -**	**$ -**	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Interest Income	8,029	600	700	Projected Interest For 2025/2026
NAV Tax Collection	117,961	116,175	116,175	Maximum Debt Service Collection
Total Revenues	**$ 125,990**	**$ 116,775**	**$ 116,875**	
EXPENDITURES				
Principal Payments	35,000	40,000	40,000	Principal Payments Due In 2026
Interest Payments	77,306	75,075	73,375	Interest Payments Due In 2026
Bond Redemption	0	1,700	3,500	Estimated Excess Debt Collections
Total Expenditures	**$ 112,306**	**$ 116,775**	**$ 116,875**	
Excess/ (Shortfall)	**$ 13,684**	**$ -**	**$ -**	

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 1/1/2025 =	$1,555,000		

Century Park Place Community Development District
Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	**Fiscal Year 2025/2026 Projected Assessment***
Administrative	$ 548.06	$ 554.43	$ 497.46	$ 497.24	**$ 444.40**
Maintenance	$ 89.83	$ 83.33	$ 140.21	$ 140.21	**$ 192.88**
Debt	$ 943.62	$ 943.62	$ 943.62	$ 943.62	**$ 943.62**
Total	$ 1,581.51	$ 1,581.38	$ 1,581.29	$ 1,581.07	**$ 1,580.90**

* 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

Option #2 - No Carryover

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

CONTENTS

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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES		FISCAL YEAR 2025/2026 BUDGET
ADMINISTRATIVE ASSESSMENTS		81,683
MAINTENANCE ASSESSMENTS		25,266
DEBT ASSESSMENTS		123,590
INTEREST INCOME		1,200
TOTAL REVENUES	**$**	**231,739**
EXPENDITURES		
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS		
ENGINEERING/INSPECTIONS		2,500
MISCELLANEOUS MAINTENANCE		3,750
STORM DRAINAGE/CLASS V PERMIT		3,500
PAVEMENT REPLACEMENT RESERVE		8,000
STORMWATER MANAGEMENT RESERVE		5,000
INFRASTRUCTURE MAINTENANCE		1,000
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$**	**23,750**
ADMINISTRATIVE EXPENDITURES		
SUPERVISOR FEES		4,000
PAYROLL TAXES		306
MANAGEMENT		35,976
LEGAL		9,000
ASSESSMENT ROLL		6,750
AUDIT FEES		3,600
INSURANCE		7,400
LEGAL ADVERTISING		4,000
MISCELLANEOUS		700
POSTAGE		200
OFFICE SUPPLIES		325
MEETING VENUE RENTAL		1,000
DUES & SUBSCRIPTIONS		175
TRUSTEE FEES		4,200
CONTINUING DISCLOSURE FEE		350
TOTAL ADMINISTRATIVE EXPENDITURES	**$**	**77,982**
TOTAL EXPENDITURES	**$**	**101,732**
REVENUES LESS EXPENDITURES	**$**	**130,007**
BOND PAYMENTS		(116,175)
BALANCE	**$**	**13,832**
COUNTY APPRAISER & TAX COLLECTOR FEE		(4,610)
DISCOUNTS FOR EARLY PAYMENTS		(9,222)
EXCESS/ (SHORTFALL)	**$**	**-**
CARRYOVER FROM PRIOR YEAR		0
NET EXCESS/ (SHORTFALL)	**$**	**-**

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
ADMINISTRATIVE ASSESSMENTS	65,863	65,137	81,683	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	18,367	18,367	25,266	Expenditures/.94
DEBT ASSESSMENTS	123,590	123,590	123,590	Bond Payments/.94
INTEREST INCOME	5,213	720	1,200	Interest Projected At $100 Per Month
TOTAL REVENUES	**$ 213,033**	**$ 207,814**	**$ 231,739**	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,209	2,000	2,500	$500 Increase From 2024/2025 Budget (New Requirements)
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2024/2025 Budget
STORM DRAINAGE/CLASS V PERMIT	0	0	3,500	New Requirement In Miami-Dade County
PAVEMENT REPLACEMENT RESERVE	0	7,050	8,000	Twenty Year Project (Fifth Year)
STORMWATER MANAGEMENT RESERVE	0	3,800	5,000	Five Year Project (Third Year)
INFRASTRUCTURE MAINTENANCE	0	665	1,000	$335 Increase From 2024/2025 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 1,209**	**$ 17,265**	**$ 23,750**	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,200	4,000	4,000	Supervisor Fees
PAYROLL TAXES	92	306	306	Supervisor Fees * 7.65%
MANAGEMENT	33,960	34,968	35,976	CPI Adjustment (Capped At 3%)
LEGAL	9,795	9,000	9,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,500	3,600	3,600	Accepted Amount For 2024/2025 Budget
INSURANCE	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was $6,858
LEGAL ADVERTISING	6,334	1,750	4,000	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	349	725	700	$25 Decrease From 2024/2025 Budget
POSTAGE	262	200	200	No Change From 2024/2025 Budget
OFFICE SUPPLIES	209	325	325	No Change From 2024/2025 Budget
MEETING VENUE RENTAL	480	1,000	1,000	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	4,187	4,200	4,200	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 74,237**	**$ 74,549**	**$ 77,982**	
TOTAL EXPENDITURES	**$ 75,446**	**$ 91,814**	**$ 101,732**	
REVENUES LESS EXPENDITURES	**$ 137,587**	**$ 116,000**	**$ 130,007**	
BOND PAYMENTS	(117,961)	(116,175)	(116,175)	2026 P & I Payments Less Earned Interest
BALANCE	**$ 19,626**	**$ (175)**	**$ 13,832**	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,001)	(4,141)	(4,610)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,437)	(8,284)	(9,222)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ 10,188**	**$ (12,600)**	**$ -**	
CARRYOVER FROM PRIOR YEAR	0	12,600	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	**$ 10,188**	**$ -**	**$ -**	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Interest Income	8,029	600	700	Projected Interest For 2025/2026
NAV Tax Collection	117,961	116,175	116,175	Maximum Debt Service Collection
Total Revenues	**$ 125,990**	**$ 116,775**	**$ 116,875**	
EXPENDITURES				
Principal Payments	35,000	40,000	40,000	Principal Payments Due In 2026
Interest Payments	77,306	75,075	73,375	Interest Payments Due In 2026
Bond Redemption	0	1,700	3,500	Estimated Excess Debt Collections
Total Expenditures	**$ 112,306**	**$ 116,775**	**$ 116,875**	
Excess/ (Shortfall)	**$ 13,684**	**$ -**	**$ -**	

Series 2017 Bond Information

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Issue Date =	July 2017		
Maturity Date =	November 2047		
Par Amount As Of 1/1/2025 =	$1,555,000		

Century Park Place Community Development District
Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	**Fiscal Year 2025/2026 Projected Assessment***
Administrative	$ 548.06	$ 554.43	$ 497.46	$ 497.24	**$ 623.54**
Maintenance	$ 89.83	$ 83.33	$ 140.21	$ 140.21	**$ 192.88**
Debt	$ 943.62	$ 943.62	$ 943.62	$ 943.62	**$ 943.62**
Total	$ 1,581.51	$ 1,581.38	$ 1,581.29	$ 1,581.07	**$ 1,760.04**

* 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 Parc Place CDD
Storm Drainage System Maintenance

Americlean	Raptor Vac Systems	Top Dog
Issue and qualify the Class V Permit with Miami-Dade County DERM, and submit any required reports. Perform the regular cleaning/maintenance of the Storm Drainage System, including (but not limited to), Catch Basins/Structures cleaning, Linear Foot Pipelines cleaning, and Baffles removal & replacement (all on "as needed" basis).		
Structure Cleaning (Per Unit): **$100.00** **A minimum of 10 structures per visit will be charged.*	Structure Cleaning (Per Unit): **$110.00**	Structure Cleaning (Per Unit): **$110.00** **A minimum of 20 structures per visit will be charged.*
Based on the most recent inspection, performed by the Field Operations Manager, no Structures are recommended for cleaning at this time.		
Pipeline Cleaning (Per Linear Foot): **$3.00**	Pipeline Cleaning (Per Linear Foot): **$1.00** to **$2.75** Prices may vary between these 2 numbers, depending on the wide of the pipeline and the level of obstruction on it. **Refer to the vendor proposal's price sheet for specific details.*	Pipeline Cleaning (Per Linear Foot): **$1.25**
Based on the most recent inspection, performed by the Field Operations Manager, no Pipes/Lines are recommended for cleaning at this time.		

Americlean	Raptor Vac Systems	Top Dog
Baffle Replacement (If applicable): **$575.00**	Baffle Replacement (If applicable): **$500.00** Baffle Removal/Reinstall (If applicable): **$150.00**	Baffle Replacement (If applicable): **Market Price** Baffle Removal/Reinstall (If applicable): **$75.00**
Class V Permit Processing: **$4,250.00** Including DERM Initial Permit Fee.	Class V Permit Processing: **$0.00** Does NOT include DERM Permit Fee, to be payable directly to DERM.	Class V Permit Processing: **$1,500.00** Does NOT include DERM Permit Fee, to be payable directly to DERM.
Class V Permit Reports to DERM (for the length of the Class V Permit): **$1,400.00**	Class V Permit Reports to DERM (for the length of the Class V Permit): **$0.00**	Class V Permit Reports to DERM (for the length of the Class V Permit): **$0.00** Reporting price is included in their "Administrative Fee" this vendor charges for the Permit Processing (previous row).
Any other expenses or payments to DERM, or any other Governmental Agency, resulting as a consequence of the Class V Permit process, are to be payable by the District to the respective Government Agency.		
Other companies, such as Flotech, were asked to provide a quote for this project, but they declined.		

PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

March 11, 2025

Century Park Place
SW 92 Ave & SW 5 St
Miami, FL
ATTN: Ronald Galvis

STORM DRAIN CLEANING

Drainage Structures
Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Sewer jet cleans laterals.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total Cost for Storm Drain System Cleaning (Per Drain):	**$ 100.00**
*(100.00 per unit – with a minimum charge of $1,000.00 [10 Units] per visit)	
Total Cost for Storm Pipe Cleaning (Per Linear Foot):	**$ 3.00**
Total Cost for Baffle Replacement (Per Unit):	**$ 575.00**
Total Cost for 365 Day Permit*:	**$ 4,250.00**
Total Cost for Reporting:	**$ 1,400.00**

With payment to be made at: Terms: 30% Upon Acceptance and 70% Upon Completion.

*Includes initial permit fee. Additional feed incurred will be billed additionally if required.

Exclusions: professional divers, dewatering, pipe plugging, confined space manhole entry, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root removal, soft digging, lift station cleaning/inspection, Cured in Place Pipe, laser profiling, major dewatering, de-watering bags, trash pumps, additional permit fees as required by DERM

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

_____
Oscar Vinces

ACCEPTANCE OF PROPOSAL
The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 30 days.

PROPOSAL

Tel 786-694-0709
E-mail: operations@raptorvac.com

STORMWATER DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Century Parc Place CDD % SDS, Inc.	**PROJECT NAME:** Century Parc Place CDD
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	**PROJECT LOCATION:** 544 SW 91st Pl, Miami, FL 33174
CONTACT: Management	**DATE:** March 4, 2025

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: All labor, equipment and materials to complete work in accordance with pricing in Price Sheet.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of $_____

$ _____

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

_____
Authorized Representative's Signature

_____
Date of Acceptance

Raptor Vac-Systems					
Price Sheet					
Century Parc Place Community Development District					
Improvement/Item Type	**Unit Price**				
Catch Basin/Manhole Cleaning	$110.00				
Baffle Removal/Reinstall	$150.00				
Pneumatic plug Install/Removal (12" to 24" plug included, larger sizes, same install rate plus rental price).	$150.00				
Baffle Replacement (New one, Install Included)	$500.00				
3" Water Pump and Hoses (Daily)	$250.00				
Truck Load (Disposal tickets to be provided)	$250.00				
Mobilization (Daily)	$400.00				
Dewatering Storm Drain Filter	$150.00				
Support Pick Up Truck (Daily)	$100.00				
6" Vacuum Hose for Open Space Area Structures (Daily)	$200.00				
Pipeline Improvements Cleaning	**Price per Linear Foot**				
Description	**Light**	**Medium**	**Heavy**		
12" Pipe Cleaning	$1.00	$1.25	$1.50		
15" Pipe Cleaning	$1.00	$1.50	$2.50		
18" Pipe Cleaning	$1.00	$1.75	$2.75		
Pipeline Improvement CCTV Inspection	**Price per Linear Foot**				
All size(s) Pipeline	$1.15				
Mobilization (Daily)	$250.00				
Permitting	**Price**				
Class V Permit Running	$0.00				
Class V Permit Cost	Refer to Miami Dade County Pricing				
Quarterly Reports Completion and Submission	$0.00				
Note: All Miami Dade County Costs to be paid by District. Submittal and processing to be conducted by Raptor Vac as courtesy to District.					

ESTIMATE

TOP DOG SEWER AND DRAIN CLENING LLC
2645 Executive Park Drive STE 523
Weston, Florida 33331
United States

7866633581

BILL TO
Century Park Place CCD c/o Special District Services
Ronald Galvis
Florida
United States

(786)503-1633
rGalvis@sdsinc.org

Estimate Number: 59
Customer Ref: Century Park Place
Estimate Date: March 14, 2025
Valid Until: April 13, 2025
Estimate Total (USD): **$1,986.25**

Items	Quantity	Price	Amount
Storm Drain Cleaning Century Park Place Century Park CDD Estimate to bring an industrial vacuum truck and clean the storm drains. Top Dog will remove all the dirt and debris from the storm drains. After removing the debris we will wash the walls and lid of the catch basin. $110 is for any amount over 20 basins. If 20 or under each basin will be $275 Please Note: After the system is cleaned, Top Dog Sewer And Drain cannot guarantee that the ground will percolate rain water in heavy rains and down pours. The ground will still need time to soak in the water. Also if there are roots in the lines, there is not guarantee on the storm drain cleaning.basin.	1	$110.00	$110.00
Storm Drain Line Jetting Estimate to jet the lines of the storm drains per linear foot to clear the line of dirt and debris.	1	$1.25	$1.25

ESTIMATE

TOP DOG SEWER AND DRAIN CLENING LLC
2645 Executive Park Drive STE 523
Weston, Florida 33331
United States

7866633581

Items	Quantity	Price	Amount
Extended Hose Estimate to bring another vehicle carrying extended hose, if there are any drains more than 20 feet away from where the truck can park on asphalt.	1	$300.00	$300.00
Administration Fee Estimate to remove and reinstall baffles. This is just the estimate for the labor to remove or reinstall the baffle. This estimate does not include the price of the baffle itself.	1	$1,500.00	$1,500.00
Baffle removal Estimate to remove and reinstall baffles. This is just the estimate for the labor to remove or reinstall the baffle. This estimate does not include the price of the baffle itself.	1	$75.00	$75.00

Total:	$1,986.25
Estimate Total (USD):	**$1,986.25**

Century Park Place
Community Development District

Financial Report For
March 2025

Century Park Place Community Development District
Budget vs. Actual
October 2024 through March 2025

	Oct 24 - March 25	24/25 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	61,478.91	65,137.00	-3,658.09	94.38%
01-3200 · Maintenance Assessments	17,313.29	18,367.00	-1,053.71	94.26%
01-3810 · Debt Assessments	116,517.45	123,590.00	-7,072.55	94.28%
01-3820 · Debt Assess-Paid To Trustee	-110,900.42	-116,175.00	5,274.58	95.46%
01-3830 · Assessment Fees	-1,876.95	-4,141.00	2,264.05	45.33%
01-3831 · Assessment Discounts	-7,535.00	-8,284.00	749.00	90.96%
01-9410 · Interest Income (GF)	1,646.82	720.00	926.82	228.73%
01-9412 · Carryover from Previous Year	0.00	12,600.00	-12,600.00	0.0%
Total Income	76,644.10	91,814.00	-15,169.90	83.48%
Expense				
01-1311 · Management Fees	17,484.00	34,968.00	-17,484.00	50.0%
01-1315 · Legal Fees	2,890.00	9,000.00	-6,110.00	32.11%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
01-1450 · Insurance	6,858.00	7,200.00	-342.00	95.25%
01-1480 · Legal Advertisements	861.00	1,750.00	-889.00	49.2%
01-1512 · Miscellaneous	103.68	725.00	-621.32	14.3%
01-1513 · Postage and Delivery	78.10	200.00	-121.90	39.05%
01-1514 · Office Supplies	68.90	325.00	-256.10	21.2%
01-1519 · Meeting Venue Rental	160.00	1,000.00	-840.00	16.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	4,200.00	-4,200.00	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%
01-1805 · Stormwater Management (GF)	0.00	3,800.00	-3,800.00	0.0%
01-1810 · Engineering / Inspections	0.00	2,000.00	-2,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	0.00	4,000.00	-4,000.00	0.0%
01-2483 · Pavement Replacement Reserve	0.00	7,050.00	-7,050.00	0.0%
02-2482 · Payroll Tax Expense	0.00	306.00	-306.00	0.0%
Total Expense	28,678.68	91,814.00	-63,135.32	31.24%
Net Income	**47,965.42**	**0.00**	**47,965.42**	**100.0%**

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2025

REVENUES	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
Administrative Assessments	65,137	1,492	61,479
Maintenance Assessments	18,367	421	17,313
Debt Assessments	123,590	2,831	116,517
Interest Income	720	0	1,647
Total Revenues	**$ 207,814**	**$ 4,744**	**$ 196,956**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	0
Payroll Taxes	306	0	0
Management	34,968	2,914	17,484
Legal	9,000	0	2,890
Assessment Roll	6,750	0	0
Audit Fees	3,600	0	0
Insurance	7,200	0	6,858
Legal Advertisements	1,750	0	861
Miscellaneous	725	0	104
Postage	200	50	78
Office Supplies	325	22	69
Meeting Room Venue	1,000	0	160
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	0
Continuing Disclosure Fee	350	0	0
		0	
Total Administrative Expenditures	**$ 74,549**	**$ 2,986**	**$ 28,679**
Maintenance Expenditures			
Engineering/Inspections	2,000	0	0
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	7,050	0	0
Stormwater Management Reserve	3,800	0	0
Infrastructure Maintenance	665	0	0
Total Maintenance Expenditures	**$ 17,265**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 91,814**	**$ 2,986**	**$ 28,679**
REVENUES LESS EXPENDITURES	**$ 116,000**	**$ 1,758**	**$ 168,277**
Bond Payments	(116,175)	(2,784)	(110,900)
BALANCE	**$ (175)**	**$ (1,026)**	**$ 57,377**
County Appraiser & Tax Collector Fee	(4,141)	(47)	(1,877)
Discounts For Early Payments	(8,284)	(32)	(7,535)
EXCESS/ (SHORTFALL)	**$ (12,600)**	**$ (1,105)**	**$ 47,965**
CARRYOVER FROM PRIOR YEAR	12,600	0	0
NET EXCESS/ (SHORTFALL)	**$ -**		

Bank Balance As Of 3/31/25	**$ 147,208.84**
Accounts Payable As Of 3/31/25	**$ 13,658.65**
Accounts Receivable As Of 3/31/25	**$ -**
Reserve For Pavement Replacement As Of 3/31/25	**$ 14,332.00**
Reserve For Stormwater Management As Of 3/31/25	**$ 3,800.00**
Available Funds As Of 3/31/25	**$ 115,418.19**

CENTURY PARK PLACE CDD
TAX COLLECTIONS
2024-2025

#	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
									$207,120.00	**$65,138.00**	**$18,368.00**	**$ 123,614.00**	**$65,138.00**	**$18,368.00**	**$123,614.00**	
									$194,697.00	**$61,257.00**	**$17,265.00**	**$ 116,175.00**	**$61,257.00**	**$17,265.00**	**$116,175.00**	**$116,175.00**
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	$ 158,107.00		$ (1,517.83)	$ (6,324.01)	$ 150,265.16	$ 49,724.00	$ 14,021.00	$ 94,362.00	$ 47,257.71	$ 13,325.45	$ 89,682.00	$ 89,682.00
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	$ 4,743.21		$ (45.53)	$ (189.72)	$ 4,507.96	$ 1,491.72	$ 420.63	$ 2,830.86	$ 1,417.73	$ 399.76	$ 2,690.47	$ 2,690.47
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	$ 12,648.56		$ (121.43)	$ (505.92)	$ 12,021.21	$ 3,977.92	$ 1,121.68	$ 7,548.96	$ 3,780.62	$ 1,066.03	$ 7,174.56	$ 7,174.56
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	$ 1,516.24		$ (14.37)	$ (79.60)	$ 1,422.27	$ 476.86	$ 134.49	$ 904.89	$ 447.31	$ 126.16	$ 848.80	$ 848.80
5	5	Miami-Dade Tax Collector	01/31/25	NAV Taxes	$ 822.95		$ (7.98)	$ (24.69)	$ 790.28	$ 258.81	$ 73.00	$ 491.14	$ 248.53	$ 70.10	$ 471.65	$ 471.65
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	$ 7,905.35		$ (76.21)	$ (284.58)	$ 7,544.56	$ 2,486.20	$ 701.05	$ 4,718.10	$ 2,372.73	$ 669.05	$ 4,502.78	$ 4,502.78
7	7	Miami-Dade Tax Collector	02/07/25	Interest		$ 79.92			$ 79.92	$ 79.92			$ 79.92			$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	$ 4,743.21		$ (46.48)	$ (94.86)	$ 4,601.87	$ 1,491.74	$ 420.72	$ 2,830.75	$ 1,447.28	$ 408.19	$ 2,746.40	$ 2,746.40
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	$ 4,743.21		$ (47.12)	$ (31.62)	$ 4,664.47	$ 1,491.74	$ 420.72	$ 2,830.75	$ 1,466.97	$ 413.74	$ 2,783.76	$ 2,783.76
10									$ -							$ -
11									$ -							$ -
12									$ -							$ -
13									$ -							$ -
14									$ -							$ -
15									$ -							$ -
					$ 195,229.73	$ 79.92	$ (1,876.95)	$ (7,535.00)	$ 185,897.70	$ 61,478.91	$ 17,313.29	$ 116,517.45	$ 58,518.80	$ 16,478.48	$ 110,900.42	$ 110,900.42

Assessment Roll = $207,120.17

Admin:	65,138.44
Maint:	18,367.51
Debt:	123,614.22
Total	207,120.17

Collections
94.26%

Note: $207,120, $65,138, $18,368, and $123,614 are 2024/2025 Budgeted assessments before discounts and fees.
$194,697, $61,257, $17,265 and $116,175 are 2024/2025 Budgeted assessments after discounts and fees.

$ 195,229.73	
$ 79.92	$ 185,897.70
$ (61,478.91)	$ (58,518.80)
$ (17,313.29)	$ (16,478.48)
$ -	$ -
$ (116,517.45)	$ (110,900.42)
$ -	$ -

Alvarez Engineers

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345 Fax (305) 640-1346
E-Mail: Juan.Alvarez@AlvarezEng.com

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.

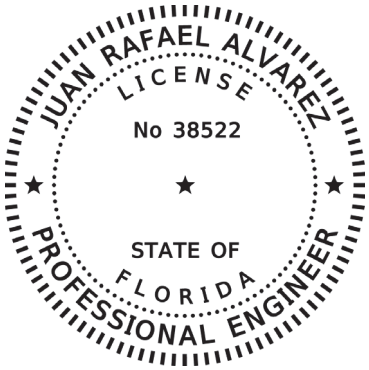
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers' personnel, the District Engineer's Report, and public documents available.

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.

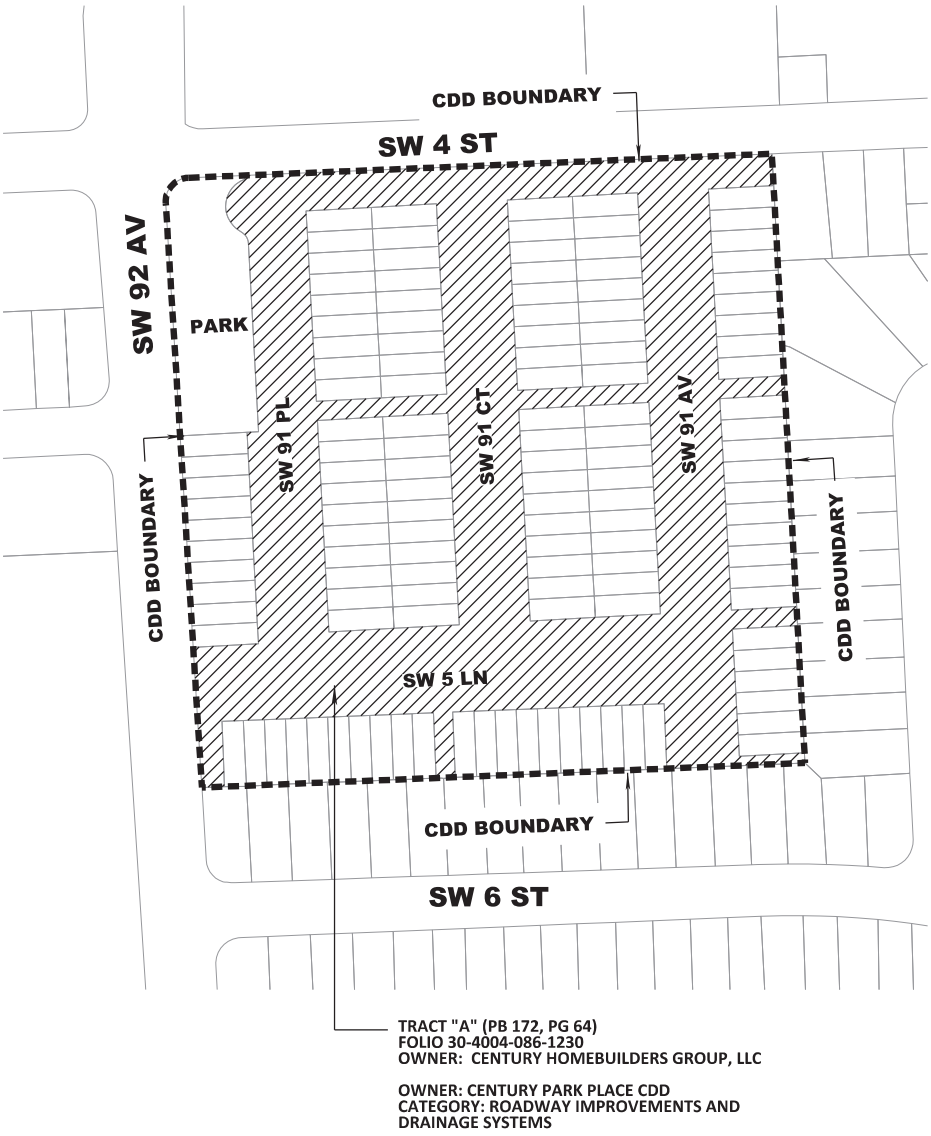
Juan R Alvarez
Digitally signed by Juan R Alvarez
Date: 2024.06.14 17:40:09 -04'00'

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