CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 2, 2026

6:30 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
November 2, 2026
6:30 p.m.

A. Call to Order

B. Proof of Publication……...Page 1

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Accept Resignation of Supervisor Guerrero……..Page 3

G. Election of Officers
- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

H. Confirmation of Landowners' Election Results

I. Additions or Deletions to Agenda

J. Comments from the Public for Items Not on the Agenda

K. Approval of Minutes

1. June 15, 2026 Special Board Meeting & PH Minutes……Page 4

L. Old Business

1. Discussion/Update Regarding HOA and Comcast Project

M. New Business

1. Consider Approval of Resolution No. 2026-05 – Adopting a 2025-2026 Revised Final Budget……Page 8
2. Consider Approval of Resolution No. 2026-06 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026……..Page 13
3. Consider Approval of Resolution No. 2026-07 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027……..Page 16
4. Accept and Receive the District Engineer's 2026 Report……..Page 20
5. Consider Approval of Resolution No. 2026-08 – Completion of 2017 Project…….Page 28
6. Consider Approval of Raptor Vac Proposal for the Phase 1 5-Year Certification Project (Under Separate Cover)

N. Administrative & Operational Matters

1. Financial Update……Page 32
2. Reminder of Annual Four [4] Hours of Ethics Training

O. Board Member & Staff Closing Comments

P. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57820	IPL0378157	Legal Ad - IPL0378157	141714	2.0	78.0L

ATTENTION: Century Park Place Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING and
REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park Place Community Development District (the "District") that a Landowners' Meeting of the District will be held at 6:30 p.m. on November 2, 2026, in the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District's website (www.centuryparkplacecdd.org) or by contacting the District Manager at 786-347-2711 Ext 2011 and/or 1-877-737-4922 prior to the date of the meetings. The meetings 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 proceeding and such person may need to ensure that a verbatim record of the proceeding 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 these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Century Park Place Community Development District

www.centuryparkplacecdd.org

PUBLISH: MIAMI HERALD 10/06/26 & 10/13/26
IPL0378157
Oct 6,13 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
10/06/26 Print, 10/13/26 Print

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 13, 2026, 9:16 AM EDT

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
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REGULAR BOARD MEETING

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The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District's website (www.centuryparkplacecdd.org) or by contacting the District Manager at 786-347-2711 Ext 2011 and/or 1-877-737-4922 prior to the date of the meetings. The meetings 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 proceeding and such person may need to ensure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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Century Park Place Community Development District

www.centuryparkplacecdd.org

PUBLISH: MIAMI HERALD 10/06/26 & 10/13/26
IPL0378157
Oct 6,13 2026

July 1, 2026

Board of Supervisors
Century Park Place Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I **Miguel Guerrero** am resigning my position as Board Member and Officer holding Seat #3 of the **Century Park Place at Tamiami Community Development District** Board of Supervisors effective as of July 1, 2026.

Sincerely,



Miguel Guerrero
418 sw 91st Court
Miami, FL 33174

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JUNE 15, 2026

A. CALL TO ORDER

Mrs. Perez called the June 15, 2026, Special Board Meeting of the Century Park Place Community Development District (the "District") to order at 6:35 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* on May 26, 2026, and June 2, 2026, as legally required.

C. ESTABLISH A QUORUM

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

Vice Chairman Leonardo J. Ferrer and Supervisors Ray Rodriguez and Megan Rodriguez

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Gabriella Fernandez-Perez of Billing Cochran, 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. April 6, 2026, Regular Board Meeting

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Ray Rodriguez and passed unanimously approving the minutes of the April 6, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding HOA and Comcast Project

No updates were given regarding this item, and it was noted that this agenda item would only be brought back as needed or requested by the Board. No further actions will be taken regarding this item.

H. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The meetings are scheduled to start at 6:30 p.m. on the following dates:

November 2, 2026
February 1, 2027
March 1, 2027
April 5, 2027
May 3, 2027
August 2, 2027

A **MOTION** was made by Supervisor Ray Rodriguez, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2026-03, approving the Regular Meeting Schedule for Fiscal Year 2026/2027, holding meetings at the Big Five Club located at 600 SW 92nd Avenue, Miami, FL 33174, with the start time of 6:30 p.m. and further authorizing the advertisement of same, as required by law.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing on the fiscal year 2026/2027 final budget and assessments.

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* on May 26, 2026, and June 2, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the public hearing was closed.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Ray Rodriguez, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2026-04, approving the Fiscal Year 2026/2027 Final Budget, as presented and setting the Fiscal Year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Final Budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement pointing out that available funds as of May 31, 2026, were $94,894.91.

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

2. Qualified Elector (Registered Voter) Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 220 registered voters who reside in the District as of April 29, 2026, and presented the same. Since the District has not yet reached the qualified elector threshold of 250 electoral voters and it has marked its 8th year, it will continue to elect Board Members by the landowner election process.

3. Landowners' Meeting – November 2, 206

Mrs. Perez announced that the Landowners' Meeting would be held on November 2, 2026, at 6:30 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174, for the purpose of electing Supervisors to Seats 1, 2 & 3.

AS	Seat 1 Megan Rodriguez	Expires 2026
AS	Seat 2 Ray Rodriguez	Expires 2026
AS	Seat 3 Miguel Guerrero	Expires 2026

4. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on

Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through the local Supervisor of Elections office.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned at 6:44 p.m. on a **MOTION** made by Supervisor Ray Rodriguez, seconded by Supervisor Ferrer and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 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 2025/2026 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 2nd day of November, 2026.

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 2025/2026
October 1, 2025 - September 30, 2026

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

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
ADMINISTRATIVE ASSESSMENTS	58,215	**58,507**	58,507
MAINTENANCE ASSESSMENTS	25,266	**25,292**	25,292
DEBT ASSESSMENTS	123,590	**123,744**	123,744
INTEREST INCOME	1,200	**2,450**	2,423
TOTAL REVENUES	**$ 208,271**	**$ 209,993**	**$ 209,966**
EXPENDITURES			
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS			
ENGINEERING/INSPECTIONS	2,500	**8,000**	6,998
MISCELLANEOUS MAINTENANCE	3,750	**1,500**	0
STORM DRAINAGE/CLASS V PERMIT	3,500	**2,150**	2,150
PAVEMENT REPLACEMENT RESERVE	8,000	**8,000**	0
STORMWATER MANAGEMENT RESERVE	5,000	**5,000**	0
INFRASTRUCTURE MAINTENANCE	1,000	**500**	0
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	**$ 23,750**	**$ 25,150**	**$ 9,148**
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	4,000	**1,600**	1,600
PAYROLL TAX EXPENSE	306	**122**	122
MANAGEMENT	35,976	**35,976**	35,976
LEGAL	9,000	**10,800**	9,805
ASSESSMENT ROLL	6,750	**6,750**	6,750
AUDIT FEES	3,600	**3,600**	3,600
INSURANCE	7,400	**7,423**	7,423
LEGAL ADVERTISING	4,000	**5,000**	3,289
MISCELLANEOUS	700	**700**	654
MEETING ROOM VENUE	1,000	**715**	715
POSTAGE	200	**265**	248
OFFICE SUPPLIES	325	**200**	167
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	4,200	**4,187**	4,187
CONTINUING DISCLOSURE FEE	350	**350**	350
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 77,982**	**$ 77,863**	**$ 75,061**
TOTAL EXPENDITURES	**$ 101,732**	**$ 103,013**	**$ 84,209**
REVENUES LESS EXPENDITURES	**$ 106,539**	**$ 106,980**	**$ 125,757**
BOND PAYMENTS	(116,175)	**(117,832)**	(117,832)
BALANCE	**$ (9,636)**	**$ (10,852)**	**$ 7,925**
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,141)	**(2,000)**	(2,000)
DISCOUNTS FOR EARLY PAYMENTS	(8,283)	**(7,821)**	(7,821)
EXCESS/ (SHORTFALL)	**$ (22,060)**	**$ (20,673)**	**$ (1,896)**
CARRYOVER FROM PRIOR YEAR	22,060	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (20,673)**	**$ (1,896)**

GROSS FUND BALANCE AS OF 9/30/25	$91,508
FY 2025/2026 ACTIVITY	($20,673)
GROSS FUND BALANCE AS OF 9/30/26	$70,835
RESERVE FUND BALANCES AS OF 9/30/26	$28,982
NET FUND BALANCE AS OF 9/30/26	$41,853

Notes

$22,060 Of Fund Balance Used To Reduce 2025/2026 Assessments.

$23,300 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

Reserve Balances (Pavement & Stormwater) To Be Increased On 10/1/26.

AMENDED FINAL BUDGET

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

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	700	**5,900**	5,812
NAV Assessment Collection	116,175	**117,832**	117,832
Total Revenues	**$ 116,875**	**$ 123,732**	**$ 123,644**
EXPENDITURES			
Principal Payments	40,000	**40,000**	40,000
Interest Payments	73,375	**74,225**	74,225
Bond Redemption	3,500	**0**	0
Total Expenditures	**$ 116,875**	**$ 114,225**	**$ 114,225**
Excess/ (Shortfall)	**$ -**	**$ 9,507**	**$ 9,419**

FUND BALANCE AS OF 9/30/25	$189,453
FY 2025/2026 ACTIVITY	$9,507
FUND BALANCE AS OF 9/30/26	$198,960

Notes

Reserve Fund Balance = $58,087*. Revenue Fund Balance = $140,873*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest Payment Of $76,688

(Principal Payment: $40,000 + Interest Payment: $36,688= $76,688).

* 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 9/30/26 =	$1,515,000	

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park Place Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on August 29, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2 day of November, 2026.

ATTEST:	**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-07

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.

WHEREAS, the Century Park Place Community Development District (the "District") is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit "A".** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of November, 2026.

ATTEST:	**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair/Vice Chair

Exhibit "A": Performance Measures/Standards and Annual Reporting

EXHIBIT "A"

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed.
  Achieved: Yes ☐ No ☐
- District records retained as required by law.
  Achieved: Yes ☐ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
  Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☐ No ☐
- "No findings" for annual financial audit (yes/no)
  Achieved: Yes ☐ No ☐
  - If "yes" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
  Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
  Achieved: Yes ☐ No ☐
- All District contracts in compliance.
  Achieved: Yes ☐ No ☐

Alvarez Engineers

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

June 23, 2026 *Revised August 3, 2026 (Revisions italicized)*

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 2026 Century Park Place CDD Report

Via email only: gperez@sdsinc.org

Dear District Manager,

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 2).
>
> **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) Below is a list of current agreements the District has entered with other entities in connection with operation and maintenance of District facilities. Copies of those agreements are available upon request to the District Manager.

i. Maintenance Agreement dated July 5, 2018 between the District and Century Park Place Homeowners Association, Inc. for the Association to provide for the maintenance of District improvements consisting of onsite roads, landscaping and irrigation, entrance features, brick pavers, and stormwater management and drainage facilities.

ii. First Amendment to Maintenance Agreement dated April 30, 2024 between the District and Century Park Place Homeowners Association, Inc.to amend the July 5, 2018 to remove the stormwater management and drainage facilities as a responsibility of the Association.

b) General

We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public

infrastructure for which the District is currently responsible. (Refer to https://centuryparkplacecdd.org/financials/ for the FY 2026-2027 Final Budget).

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

c) District Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC) - $14.332K Reserve	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2020	2050	2026	24	5,587	$10.00	$41,538	$75,131	0.25%	$3,041
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2026	4	5,587	$2.50	$13,968	$15,418	0.25%	$3,840

d) 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 1,885 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. Refer to Exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	5	230.00	1,150
	Baffle Detachment	EA	3	50.00	150
	Baffle Replacement	EA	1	600.00	600
	Pipe Cleaning and CCTV	LF	477	6.75	3,220
	Cost				**5,120**

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y2)	Structures Cleaning	EA	3	236.00	708
	Baffle Detachment	EA	2	51.00	102
	Baffle Replacement	EA	1	615.00	615
	Pipe Cleaning and CCTV	LF	352	6.92	2,436
	Cost				**3,861**
(Y3)	Structures Cleaning	EA	3	242.00	726
	Baffle Detachment	EA	2	53.00	106
	Baffle Replacement	EA	1	630.00	630
	Pipe Cleaning and CCTV	LF	352	7.09	2,496
	Cost				**3,958**
(Y4)	Structures Cleaning	EA	3	248.00	744
	Baffle Detachment	EA	2	54.00	108
	Baffle Replacement	EA	1	646.00	646
	Pipe Cleaning and CCTV	LF	352	7.27	2,559
	Cost				**4,057**
(Y5)	Structures Cleaning	EA	4	254.00	1,016
	Baffle Detachment	EA	1	55.00	55
	Baffle Replacement	EA	-1	662.00	-662
	Pipe Cleaning and CCTV	LF	352	7.45	2,622
	Cost				**3,031**
Total	Total Structures Cleaning	EA	18		
	Total Baffle Detachment	EA	10		
	Total Baffle Replacement	EA	3		
	Total Pipe Cleaning and CCTV	LF	1,885		
	Total Cost				**20,027.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: Q2 = Q3 = Q4 = (Total Q - Q1)/4					
Quantities for Y5 were computed as: Q5 = Q - Q1 - Q2 - Q3 - Q4					

d) Water and Sewer Systems

The water and sewer systems are maintained and operated 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. 100125306 for the period between October 1, 2025 and October 1, 2026. The District has budgeted $8,000 which is enough funds to cover the $7,423 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.

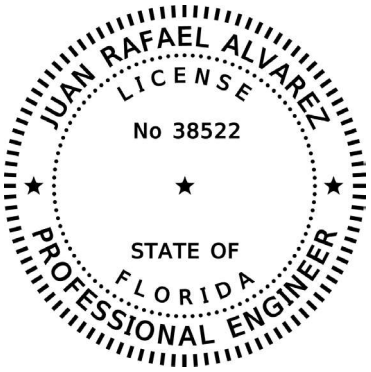
Sincerely,

Alvarez Engineers, Inc.

Juan R Alvarez

Digitally signed by Juan R Alvarez
Date: 2026.08.03 14:10:31 -04'00'

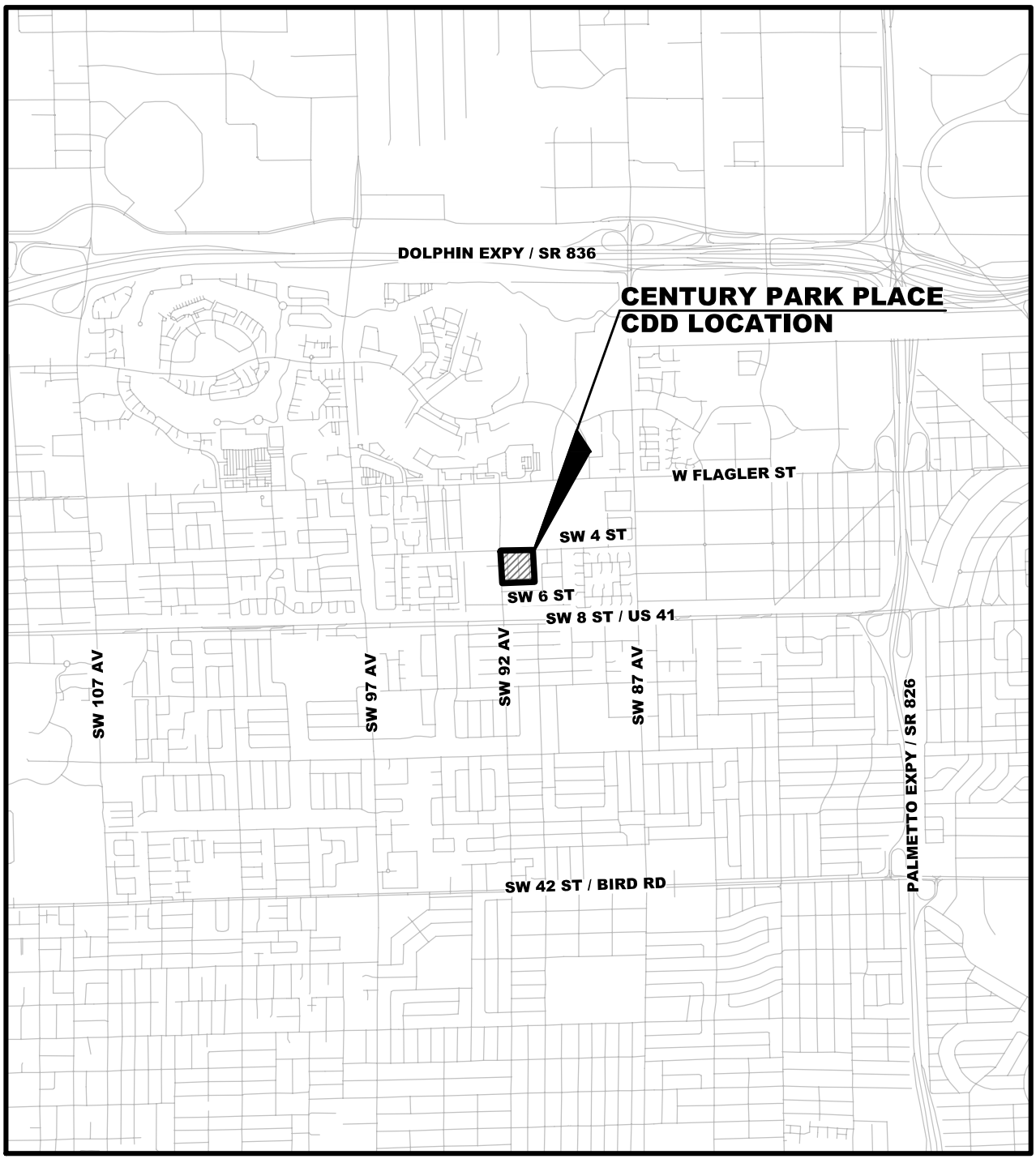
Juan R. Alvarez, PE
District Engineer
Date: June 23, 2026
Revised August 3, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com



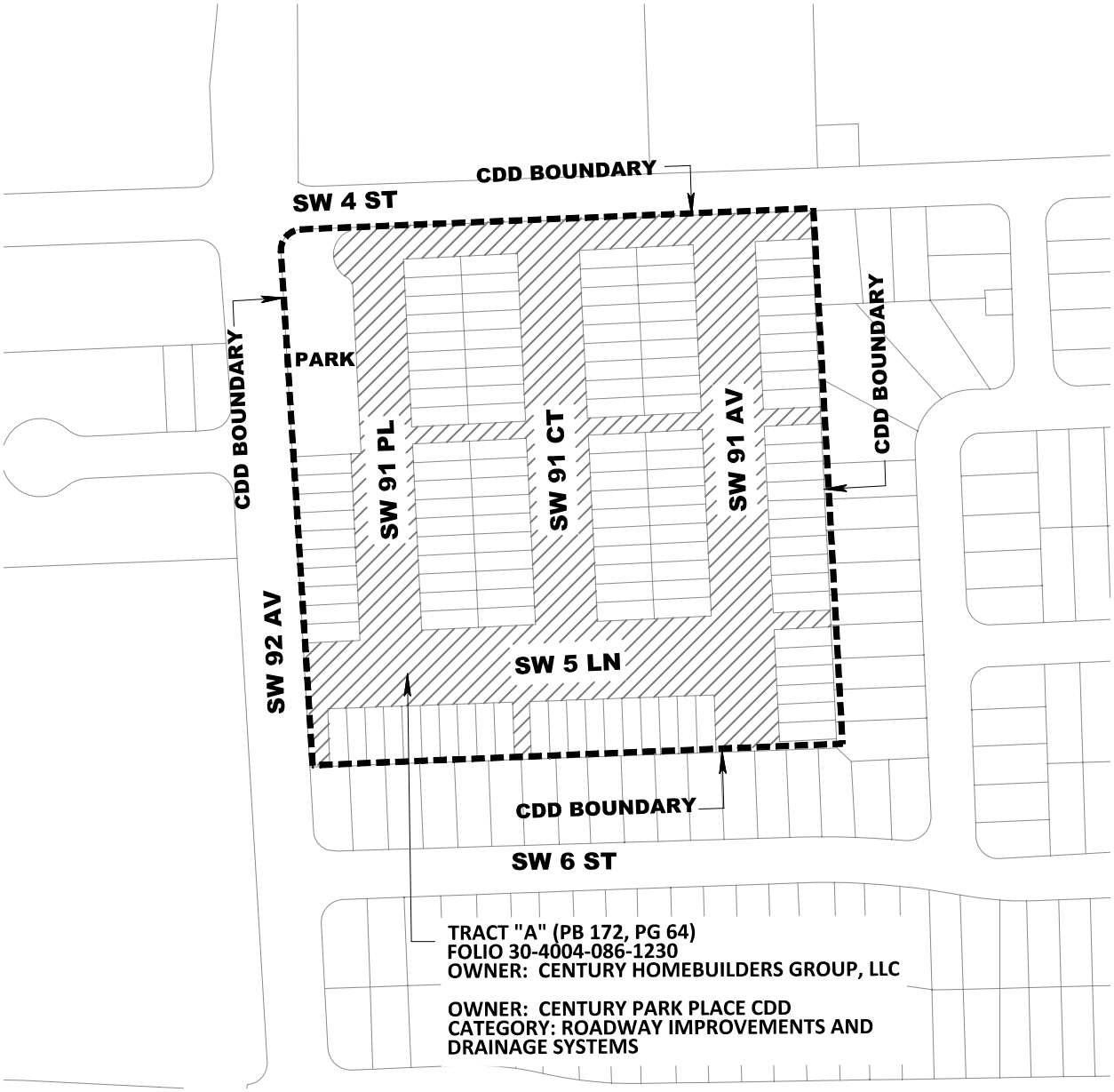
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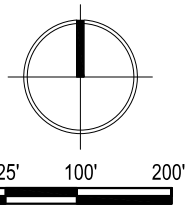
ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD

LOCATION MAP

EXHIBIT 1



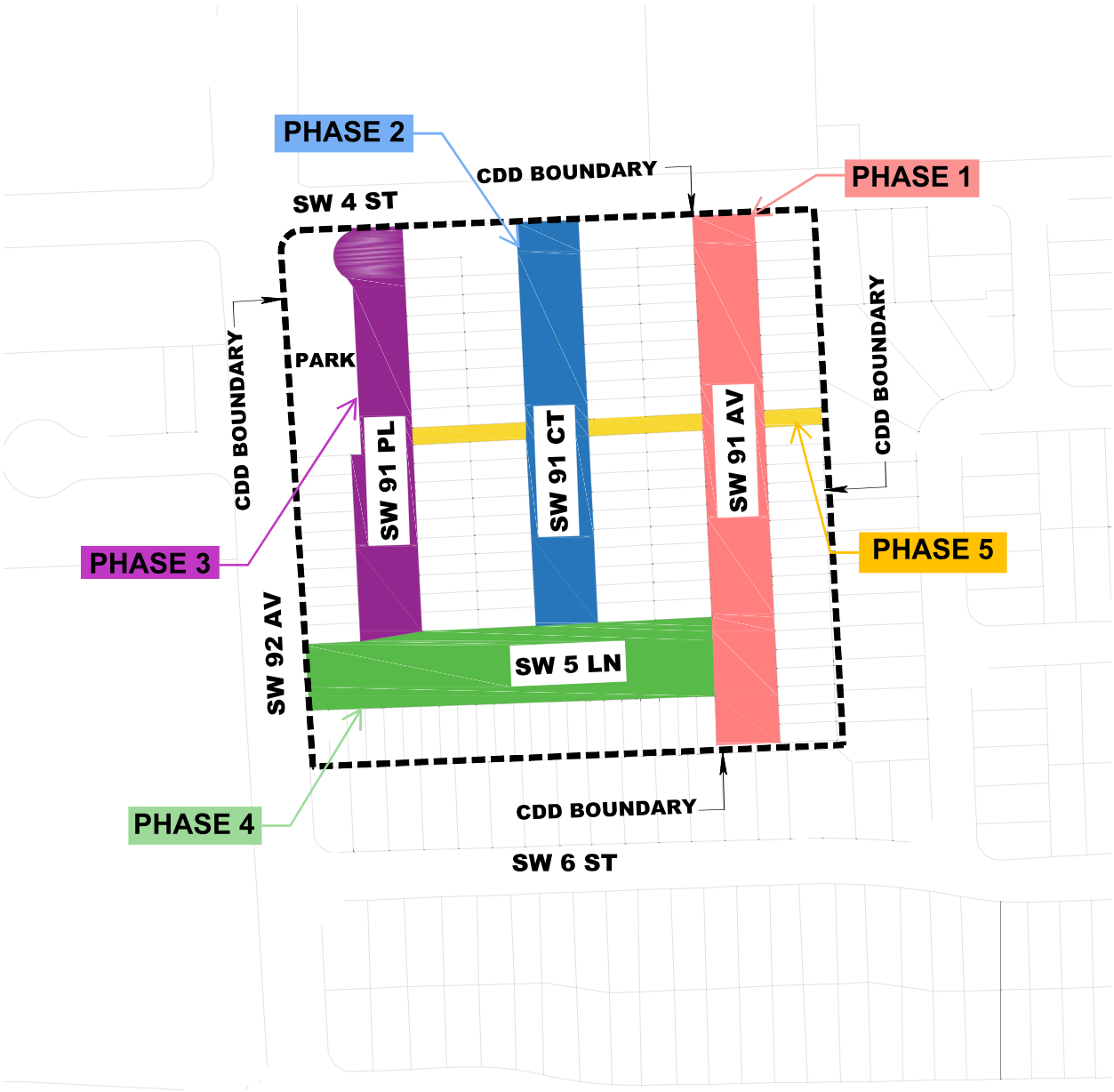


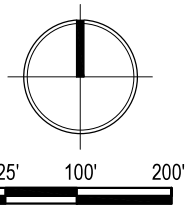
ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD

CDD LAND OWNERSHIP

EXHIBIT 2





ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD

DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FINDING AND DECLARING THE SERIES 2017 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES*, WITHIN WHICH PROPERTY OWNERS WITHIN THE INITIAL BOUNDARIES OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 190.046, Florida Statutes, the Century Park Place Community Development District (the "District") was established pursuant to Ordinance No. 17-19 of Miami-Dade County, Florida, enacted March 21, 2017, effective March 31, 2017; and

WHEREAS, Section 190.012, *F.S.*, authorizes the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit including, but not limited to, a water distribution system, including the payment of connection fees; a sanitary sewer collection system, including the payment of connection fees; a stormwater management system; onsite and offsite roadway improvements, including, but not limited to, landscaping, an irrigation system and entrance/lighting features, and the payment of road impact fees; and all related soft and incidental costs (the "2017 Project"), which 2017 Project is more particularly described in the Engineers Report for Century Park Place Community Development District, dated April 13, 2017, as amended from time to time (collectively, the "Engineer's Report"), which Engineer's Report was prepared by Alvarez Engineers, Inc. (the "District Engineer"); and

WHEREAS, in order to provide funding for such public infrastructure improvements to serve the development of the lands located within the District's original boundaries, the District issued on July 31, 2017 its $1,785,000.00 Century Park Place Community Development District Special Assessment Bonds, Series (the "Series 2017 Bonds"); and

WHEREAS, the specific public infrastructure improvements funded by the District through the issuance of the Series 2017 Bonds (the "Improvements") (a/k/a the "2017 Project") are described in the Engineer's Report; and

WHEREAS, in order to provide the revenue necessary to pay the debt service on the Series 2017 Bonds, the District's Board of Supervisors adopted Resolution No. 2017-16 on May 16, 2017, pursuant to Section 170.05, *F.S.*, levying debt special assessments on the lands located in the District's original boundaries benefitted by the 2017 Project; and

WHEREAS, Section 170.09, *F.S.* provides that the owners of parcels of non-exempt real property within the District's original boundaries that is subject to such a debt special assessment may pay his/her/its pro rata share of the special assessment without interest at any time within thirty (30) days after the 2017 Project is completed and a resolution accepting same has been adopted by the governing authority of the District; and

WHEREAS, the District Engineer has submitted a certificate dated August 10, 2026 to the District Board of Supervisors certifying to the District that the 2017 Project has been completed, a copy of which certificate is attached hereto as Exhibit "A";

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

1. The 2017 Project, funded through the issuance of the Series 2017 Bonds is hereby declared to be complete and, by adoption of this Resolution, is accepted by the District.

2. Unless otherwise waived by a property owner expressly or by operation of law, the 30-day period provided in Section 170.09, *F.S.*, shall run from the date of adoption of this Resolution, within which period the owners of non-exempt real property within the District shall have the right to pre-pay without interest the debt special assessment allocated to their non-exempt real property.

3. This Resolution shall be effective upon adoption by the District Board of Supervisors.

PASSED, ADOPTED and EFFECTIVE this 2 day of November, 2026.

ATTEST:

CENURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

By:_____

Print name: _____
Secretary/Assistant Secretary

By:_____

Print name:_____
Chairperson/Vice Chairperson

EXHIBIT "A"

DISTRICT ENGINEER'S CERTIFICATE

Alvarez Engineers

8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email juan.alvarez@alvarezeng.com

August 10, 2026

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

Reference: Century Park Place Community Development District
Certificate of Consulting Engineer Regarding the Completion of the Special Assessment Bonds, Series 2017 Project.

Via Email Only: gperez@sdsinc.org

Dear Ms. Perez:

This certificate is furnished in accordance with Section 5.01(c) of the Master Indenture (the "Indenture") between Century Park Place Community Development District ("District") and U.S. Bank National Association, as Trustee dated as of July 1, 2017, and is intended to evidence the completion of the Special Assessment Bonds Series 2017 Project undertaken by the District.

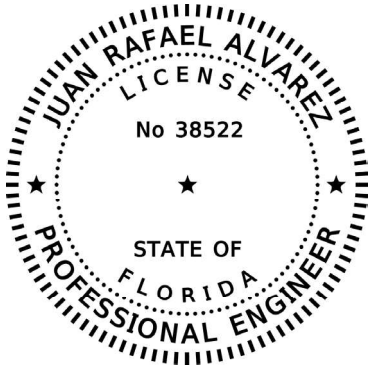
As of the date of this certificate, the Project described in the District Engineer's Report dated April 13, 2017, has been completed. The Project was completed in substantial compliance with the specifications thereof and all labor, services, materials, and supplies used in the Project financed by the District have been paid for and acknowledgement of such payments has been obtained from the Developer and Contractor.

There are no amounts that need to be retained by the Trustee for costs of the Project not then due and payable. This certificate is given without prejudice to any rights against third parties which exist as of the date of this certificate, or which may subsequently come into being.

Alvarez Engineers, Inc.

Juan R Alvarez Digitally signed by Juan R Alvarez Date: 2026.08.10 11:12:05 -04'00'

President
District Engineer
August 10, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the adjacent to the seal.

Signature must be verified on any electronic copies.

Cc Mr. Michael Pawelczyk,
District Legal Counsel
mjp@bclmr.com

Century Park Place
Community Development District

Financial Report For
September 2026

Century Park Place Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	58,507.45	58,215.00	292.45	100.5%
01-3200 · Maintenance Assessments	25,291.98	25,266.00	25.98	100.1%
01-3810 · Debt Assessments	123,744.12	123,590.00	154.12	100.13%
01-3820 · Debt Assess-Paid To Trustee	-117,832.26	-116,175.00	-1,657.26	101.43%
01-3830 · Assessment Fees	-1,999.91	-4,141.00	2,141.09	48.3%
01-3831 · Assessment Discounts	-7,820.58	-8,283.00	462.42	94.42%
01-9410 · Interest Income (GF)	2,422.41	1,200.00	1,222.41	201.87%
01-9412 · Carryover from Previous Year	0.00	22,060.00	-22,060.00	0.0%
Total Income	82,313.21	101,732.00	-19,418.79	80.91%
Expense				
01-1311 · Management Fees	35,976.00	35,976.00	0.00	100.0%
01-1315 · Legal Fees	9,805.00	9,000.00	805.00	108.94%
01-1318 · Assessment/Tax Roll	6,750.00	6,750.00	0.00	100.0%
01-1320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
01-1450 · Insurance	7,423.00	7,400.00	23.00	100.31%
01-1480 · Legal Advertisements	3,289.21	4,000.00	-710.79	82.23%
01-1512 · Miscellaneous	654.00	700.00	-46.00	93.43%
01-1513 · Postage and Delivery	247.54	200.00	47.54	123.77%
01-1514 · Office Supplies	167.45	325.00	-157.55	51.52%
01-1519 · Meeting Venue Rental	715.00	1,000.00	-285.00	71.5%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,187.00	4,200.00	-13.00	99.69%
01-1743 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
01-1800 · Infrastructure Maintenance	0.00	1,000.00	-1,000.00	0.0%
01-1805 · Stormwater Management Reserve	0.00	5,000.00	-5,000.00	0.0%
01-1810 · Engineering / Inspections	6,997.50	2,500.00	4,497.50	279.9%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-1816 · Storm Drainage/Class V Permit	2,150.00	3,500.00	-1,350.00	61.43%
01-2481 · Supervisor Fee	1,600.00	4,000.00	-2,400.00	40.0%
02-2482 · Payroll Tax Expense	122.40	306.00	-183.60	40.0%
01-2483 · Pavement Replacement Reserve	0.00	8,000.00	-8,000.00	0.0%
Total Expense	84,209.10	101,732.00	-17,522.90	82.78%
Net Income	**-1,895.89**	**0.00**	**-1,895.89**	**100.0%**

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
Administrative Assessments	58,215	13	58,507
Maintenance Assessments	25,266	0	25,292
Debt Assessments	123,590	0	123,744
Interest Income	1,200	0	2,423
Total Revenues	**$ 208,271**	**$ 13**	**$ 209,966**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	1,600
Payroll Taxes	306	0	122
Management	35,976	2,998	35,976
Legal	9,000	0	9,805
Assessment Roll	6,750	6,750	6,750
Audit Fees	3,600	0	3,600
Insurance	7,400	0	7,423
Legal Advertisements	4,000	0	3,289
Miscellaneous	700	37	654
Postage	200	0	248
Office Supplies	325	1	167
Meeting Room Venue	1,000	0	715
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	4,187
Continuing Disclosure Fee	350	350	350
		0	
Total Administrative Expenditures	**$ 77,982**	**$ 10,136**	**$ 75,061**
Maintenance Expenditures			
Engineering/Inspections	2,500	0	6,998
Miscellaneous Maintenance	3,750	0	0
Storm Drainage/Class V Permit	3,500	0	2,150
Pavement Replacement Reserve	8,000	0	0
Stormwater Management Reserve	5,000	0	0
Infrastructure Maintenance	1,000	0	0
Total Maintenance Expenditures	**$ 23,750**	**$ -**	**$ 9,148**
TOTAL EXPENDITURES	**$ 101,732**	**$ 10,136**	**$ 84,209**
REVENUES LESS EXPENDITURES	**$ 106,539**	**$ (10,123)**	**$ 125,757**
Bond Payments	(116,175)	0	(117,832)
BALANCE	**$ (9,636)**	**$ (10,123)**	**$ 7,925**
County Appraiser & Tax Collector Fee	(4,141)	0	(2,000)
Discounts For Early Payments	(8,283)	0	(7,821)
EXCESS/ (SHORTFALL)	**$ (22,060)**	**$ (10,123)**	**$ (1,896)**
CARRYOVER FROM PRIOR YEAR	22,060	0	0
NET EXCESS/ (SHORTFALL)	**$ -**		

Note: Pavement & Stormwater Reserves To Be Increased On 10/1/26.

Bank Balance As Of 9/30/26	**$ 100,829.53**
Accounts Payable As Of 9/30/26	**$ 11,230.53**
Accounts Receivable As Of 9/30/26	**$ 13.42**
Reserve For Pavement Replacement As Of 9/30/26	**$ 21,382.00**
Reserve For Stormwater Management As Of 9/30/26	**$ 7,600.00**
Available Funds As Of 9/30/26	**$ 60,630.42**

CENTURY PARK PLACE CDD
TAX COLLECTIONS
2025-2026

#	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
									$207,097.00	**$58,216.00**	**$25,267.00**	**$ 123,614.00**	**$58,216.00**	**$25,267.00**	**$123,614.00**	
									$188,142.00	**$54,702.00**	**$17,265.00**	**$ 116,175.00**	**$54,702.00**	**$17,265.00**	**$116,175.00**	**$116,175.00**
1	1	Miami-Dade Tax Collector	11/28/25	NAV Taxes	$ 11,066.30		$ (106.24)	$ (442.68)	$ 10,517.38	$ 3,110.74	$ 1,350.09	$ 6,605.47	$ 3,006.44	$ 1,283.12	$ 6,227.82	$ 6,227.82
2	2	Miami-Dade Tax Collector	12/05/25	NAV Taxes	$ 156,509.10		$ (1,502.48)	$ (6,260.63)	$ 148,745.99	$ 43,994.71	$ 19,094.11	$ 93,420.28	$ 41,812.50	$ 18,147.01	$ 88,786.48	$ 88,786.48
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	$ 11,066.30		$ (106.23)	$ (442.68)	$ 10,517.39	$ 3,110.74	$ 1,350.09	$ 6,605.47	$ 2,956.45	$ 1,283.12	$ 6,277.82	$ 6,277.82
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	$ 1,546.98		$ (14.66)	$ (81.22)	$ 1,451.10	$ 434.86	$ 188.73	$ 923.39	$ 407.90	$ 177.03	$ 866.17	$ 866.17
5	5	Miami-Dade Tax Collector	12/24/25	NAV Taxes	$ 6,323.60		$ (60.71)	$ (252.95)	$ 6,009.94	$ 1,777.56	$ 771.48	$ 3,774.56	$ 1,689.40	$ 733.21	$ 3,587.33	$ 3,587.33
6	6	Miami-Dade Tax Collector	02/28/26	NAV Taxes	$ 3,161.80		$ (30.51)	$ (110.67)	$ 3,020.62	$ 888.78	$ 385.74	$ 1,887.28	$ 849.09	$ 368.52	$ 1,803.01	$ 1,803.01
7	Int -1	Miami-Dade Tax Collector	01/26/26	Interest		$ 197.05			$ 197.05	$ 197.05			$ 197.05			$ -
8	7	Miami-Dade Tax Collector	03/11/26	NAV Taxes	$ 1,580.90		$ (15.65)	$ (15.81)	$ 1,549.44	$ 444.39	$ 192.87	$ 943.64	$ 435.55	$ 189.03	$ 924.86	$ 924.86
9	8	Miami-Dade Tax Collector	01/09/26	NAV Taxes	$ 7,131.01		$ (69.17)	$ (213.94)	$ 6,847.90	$ 2,004.53	$ 869.98	$ 4,256.50	$ 1,924.95	$ 835.44	$ 4,087.51	$ 4,087.51
10	9	Miami-Dade Tax Collector	04/17/26	NAV Taxes	$ 3,969.21		$ (39.70)	$ -	$ 3,929.51	$ 1,115.75	$ 484.24	$ 2,369.22	$ 1,104.59	$ 479.40	$ 2,345.52	$ 2,345.52
11	Int - 2	Miami-Dade Tax Collector	04/24/26	Interest		$ 16.76			$ 16.76	$ 16.76			$ 16.76			$ -
12	10	Miami-Dade Tax Collector	06/30/26	NAV Taxes/Interest T	$ 4,747.70	$ 213.42	$ (54.56)		$ 4,906.56	$ 1,398.16	$ 604.65	$ 2,958.31	$ 1,382.83	$ 597.99	$ 2,925.74	$ 2,925.74
13	Int-3	Miami-Dade Tax Collector	10/02/26	Interest		$ 13.42			$ 13.42	$ 13.42			$ 13.42			$ -
14									$ -							$ -
15									$ -							$ -
16									$ -							$ -
					$ 207,102.90	$ 440.65	$ (1,999.91)	$ (7,820.58)	$ 197,723.06	$ 58,507.45	$ 25,291.98	$ 123,744.12	$ 55,796.93	$ 24,093.87	$ 117,832.26	$ 117,832.26

Assessment Roll = $200,198.13

Admin:	58,216.40
Maint:	25,267.28
Debt:	123,614.22
Total	207,097.90

Collections
100.00%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

$ 207,102.90	
$ 440.65	$ 197,723.06
$ (58,507.45)	$ (55,796.93)
$ (25,291.98)	$ (24,093.87)
$ -	$ -
$ (123,744.12)	$ (117,832.26)
$ -	$ -