



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 11, 2019
10:30 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
Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100,
Coral Gables, Florida 33134
REGULAR BOARD MEETING & PUBLIC HEARING
June 11, 2019
10:30 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. April 9, 2019 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget
 - 3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule.....Page 14
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests-Disclosure – 2018 Form 1, Filing Deadline: July 1, 2019
 - 2. Qualified Elector (*Registered Voter*) Certification (93) Announcement.....Page 16
 - 3. Financial Update.....Page 19
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

09/28/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

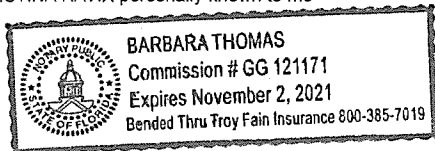
C. Ramix

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold Regular Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 10:30 a.m. on the following dates:

October 9, 2018
November 13, 2018
February 13, 2019
April 9, 2019
May 8, 2019
June 11, 2019
August 13, 2019
September 10, 2019

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

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

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

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

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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparkplaceccd.org
9/28

18-850000349849M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2019**

A. CALL TO ORDER

Mrs. Perez called the April 9, 2019, Regular Board Meeting of the Century Park Place Community Development District to order at 10:44 a.m. in the Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the April 9, 2019, Regular Board Meeting had been published in the *Miami Daily Business Review* on September 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present and it was in order to proceed: Chairman Pedro Hernandez, Vice Chairperson Florence Laygre and Supervisor Diana Manso.

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

Also present was Sandra M. Albo.

D. ADDITIONS OR DELETIONS TO THE AGENDA

RESIGNATION FROM THE BOARD

Seat #3

Supervisor Catherine A. Burns provided a written resignation letter resigning from the Century Parc CDD Board and as Officer holding Seat #3, effective April 9, 2019, for District records.

A **MOTION** was made by Vice Chairperson Laygre, seconded by Chairman Hernandez and unanimously passed to accept Catherine A. Burns' resignation as Supervisor holding Seat #3 and simultaneously declaring a vacancy in Seat #3.

APPOINTMENT

A **MOTION** was made by Supervisor Manso, seconded by Chairman Hernandez and unanimously passed appointing of Sandra M. Albo to fill the vacancy and unexpired term of office in Seat #3, which term expires in 2019. Mrs. Albo has provided all the necessary documentation and it has been determined that she is a qualified candidate eligible for appointment.

ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBERS RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Sandra M. Albo and noted that she had already been provided with the Financial Disclosure Form-1 required for this year (2018 Form-1). Mrs. Perez also provided the newly appointed Supervisor with information regarding “Government in the Sunshine Law”, public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of her Associates and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair. Mrs. Perez also noted that the remaining three Supervisors would be designated as Assistant Secretaries.

Pursuant to a brief discussion the following slate of officers was nominated:

- Chairperson – Pedro Hernandez
- Vice Chairperson – Florence Laygre
- Assistant Secretary – Diana Manso
- Assistant Secretary – Sandra M. Albo
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Neil Kalin, Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Vice Chairperson Laygre, seconded by Chairman Hernandez and unanimously passed to elect the Slate of Officers, as nominated.

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. October 9, 2018, Regular Board Meeting

Mrs. Perez presented the minutes of the October 9, 2018, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes and/or corrections, a **MOTION** was made by Supervisor Manso, seconded by Chairman Hernandez and passed unanimously approving the minutes of the October 9, 2018, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Mrs. Perez presented Resolution No. 2019-01, entitled:

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised the Board that since the assessments presented for 2019/2020 are lower than the 2018/2019 assessment, letters to residents would not be required. A discussion ensued;

A **MOTION** was made by Supervisor Manso, seconded by Chairman Hernandez and unanimously passed to adopt Resolution No. 2019-01, as presented, approving a Proposed Budget for FY 2019-2020 and Setting the Public Hearing for finalization for June 11, 2019, at 10:30 a.m. in the Century Homebuilders Group, LLC meeting room located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134; and further authorizing the required advertisement.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Office of Records Update

Mrs. Perez announced that the official records of the Century Park Place Community Development District had moved from the Special District Services, Inc. Miami Lakes' office location of 6625 Miami Lakes Drive, Suite 374, Miami Lakes, FL 33014 to the Special District Services, Inc. Kendall office located at 8785 SW 165 Avenue, Suite 200, Miami, FL 33193.

2. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to conduct, a **MOTION** was made by Chairman Hernandez, seconded by Supervisor Manso and unanimously passed to adjourn the Regular Board Meeting at 10:59 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays

Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT - JUN. 11, 2019

in the XXXX Court,
was published in said newspaper in the issues of

05/22/2019 05/29/2019

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

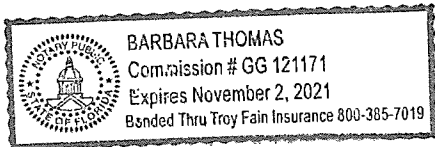
Guillermo Garcia

Sworn to and subscribed before me this
29 day of MAY, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**NOTICE OF PUBLIC HEARING
AND REGULAR BOARD MEETING OF THE
CENTURY PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Century Park Place Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 11, 2019, at 10:30 a.m., or as soon thereafter as can be heard, in the Conference Room of Century Homebuilders Group, LLC located at 1905 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2019/2020 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The meetings are 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 these meetings should contact the District Manager at (786) 347-2711, Ext. 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at the Public Hearing and Regular 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
5/22-28

19-15-0000401757M

RESOLUTION NO. 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Century Park Place Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary and/or 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 11th day of June, 2019.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Place
Community Development District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	66,678
MAINTENANCE ASSESSMENTS	16,894
DEBT ASSESSMENTS	123,590
DEVELOPER CONTRIBUTION	0
INTEREST INCOME	24
TOTAL REVENUES	\$ 207,186
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	10,855
INFRASTRUCTURE MAINTENANCE	3,525
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 15,880
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	0
MANAGEMENT	30,876
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,200
INSURANCE	5,500
LEGAL ADVERTISING	900
MISCELLANEOUS	1,150
POSTAGE	250
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 62,701
TOTAL EXPENDITURES	\$ 78,581
REVENUES LESS EXPENDITURES	\$ 128,605
BOND PAYMENTS	(116,175)
BALANCE	\$ 12,430
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,287)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	50,760	66,188	66,678	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	0	17,399	16,894	Expenditures/.94
DEBT ASSESSMENTS	41,825	123,590	123,590	Bond Payments/.94
DEVELOPER CONTRIBUTION	0	0	0	
INTEREST INCOME	15	24	24	Interest Projected At \$2 Per Month
TOTAL REVENUES	\$ 92,600	\$ 207,201	\$ 207,186	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	0	1,500	1,500	No Change From 2018/2019 Budget
MISCELLANEOUS MAINTENANCE	0	10,855	10,855	No Change From 2018/2019 Budget
INFRASTRUCTURE MAINTENANCE	0	4,000	3,525	\$475 Decrease From 2018/2019 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ -	\$ 16,355	\$ 15,880	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	0	0	No Change From 2018/2019 Budget
MANAGEMENT	29,700	30,316	30,876	CPI Adjustment
LEGAL	9,976	9,000	9,000	No Change From 2018/2019 Budget
ASSESSMENT ROLL	5,500	6,750	6,750	No Change From 2018/2019 Budget
AUDIT FEES	3,000	3,100	3,200	Accepted Amount For 2018/2019 Audit
INSURANCE	5,000	5,500	5,500	Insurance Company Estimate
LEGAL ADVERTISING	514	1,000	900	\$100 Decrease From 2018/2019 Budget
MISCELLANEOUS	173	1,250	1,150	\$100 Decrease From 2018/2019 Budget
POSTAGE	209	250	250	No Change From 2018/2019 Budget
OFFICE SUPPLIES	366	400	400	No Change From 2018/2019 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2018/2019 Budget
TRUSTEE FEES	3,180	3,500	3,500	No Change From 2018/2019 Budget
CONTINUING DISCLOSURE FEE	500	1,000	1,000	No Change From 2018/2019 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 58,293	\$ 62,241	\$ 62,701	
TOTAL EXPENDITURES	\$ 58,293	\$ 78,596	\$ 78,581	
REVENUES LESS EXPENDITURES	\$ 34,307	\$ 128,605	\$ 128,605	
BOND PAYMENTS	(41,825)	(116,175)	(116,175)	2020 P & I Payments Less Earned Interest
BALANCE	\$ (7,518)	\$ 12,430	\$ 12,430	
COUNTY APPRAISER & TAX COLLECTOR FEE	-	(4,143)	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	-	(8,287)	(8,287)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (7,518)	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (7,518)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	146	25	25	Projected Interest For 2019/2020
NAV Tax Collection	0	116,175	116,175	Maximum Debt Service Collection
Developer Contribution	41,825	0	0	2018 P&I Payments Funded By Developer
Total Revenues	\$ 41,971	\$ 116,200	\$ 116,200	
EXPENDITURES				
Principal Payments	0	30,000	30,000	Principal Payments Due In 2020
Interest Payments	62,970	82,600	81,550	Interest Payments Due In 2020
Bond Redemption	0	3,600	4,650	Estimated Excess Debt Collections
Total Expenditures	\$ 62,970	\$ 116,200	\$ 116,200	
Excess/ (Shortfall)	\$ (20,999)	\$ -	\$ -	

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 1/1/2019 =	\$1,755,000		

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
Administrative	\$ 638.29	\$ -	\$ -	\$ 505.25	\$ 508.99
Maintenance	\$ -	\$ -	\$ -	\$ 132.82	\$ 128.96
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.91	\$ -	\$ -	\$ 1,581.69	\$ 1,581.57

* Assessments Include the Following :

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

Community Information:

Total Units 131

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Park Place Community Development District ("District") to establish a regular meeting schedule for fiscal year 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of June, 2019.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Century Park Place Community Development District** (the “District”) will hold Regular Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at **10:30 a.m.** on the following dates:

**October 8, 2019
December 10, 2019
April 14, 2020
June 16, 2020*
August 11, 2020**

**Change of 2nd Tuesday meeting day to accommodate the Final Budget Public Hearing sixty (60) day requirement.*

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

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

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CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparkplacecdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW: XX/XX/19



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

April 29, 2019

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

Dear Ms. Perez:

The Miami-Dade County Elections Department has completed a review of the area described as ***Century Park Place Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 70.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina White".

Christina White
Supervisor of Elections

Enclosure (1)



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Century Park Place, as described in the attached MAP, has 93 voters.

A handwritten signature in blue ink, appearing to read "Christina White", written over a horizontal line.

Christina White
Supervisor of Elections

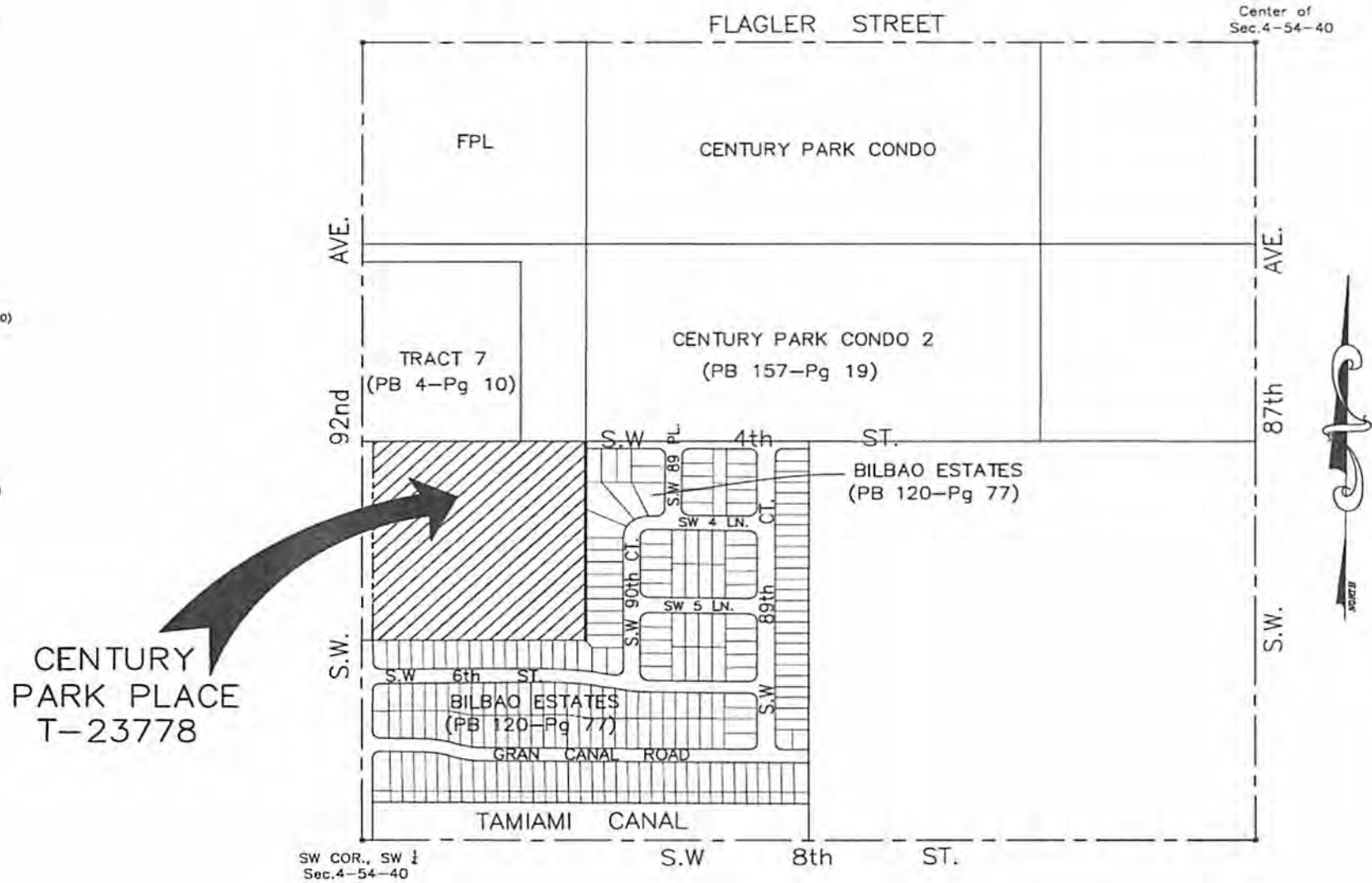
WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2019

Please submit a check for \$70.00 to our office payable to "Miami-Dade County" for the cost of certifying the number of registered voters.

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

LOCATION MAP

1"=300'



Century Park Place
Community Development District

**Financial Report For
May 2019**

Century Park Place Community Development District
Profit & Loss Budget vs. Actual
October 2018 through May 2019

	<u>Oct '18 - May 19</u>	<u>18-19 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessments	63,938.03	66,188.00	-2,249.97	96.6%
01-3200 · Maintenance Assessments	16,735.32	17,399.00	-663.68	96.19%
01-3810 · Debt Assessments	118,896.12	123,590.00	-4,693.88	96.2%
01-3815 · Debt Assessments - Direct Bill	71,825.00	0.00	71,825.00	100.0%
01-3820 · Debt Assess-Paid To Trustee	-185,571.15	-116,175.00	-69,396.15	159.73%
01-3830 · Assessment Fees	-1,927.29	-4,143.00	2,215.71	46.52%
01-3831 · Assessment Discounts	-6,706.49	-8,287.00	1,580.51	80.93%
01-9410 · Interest Income (GF)	65.08	24.00	41.08	271.17%
Total Income	<u>77,254.62</u>	<u>78,596.00</u>	<u>-1,341.38</u>	<u>98.29%</u>
Expense				
01-1310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
01-1311 · Management Fees	20,208.00	30,316.00	-10,108.00	66.66%
01-1315 · Legal Fees	4,782.50	9,000.00	-4,217.50	53.14%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,100.00	-3,100.00	0.0%
01-1450 · Insurance	5,000.00	5,500.00	-500.00	90.91%
01-1480 · Legal Advertisements	0.00	1,000.00	-1,000.00	0.0%
01-1512 · Miscellaneous	150.57	1,250.00	-1,099.43	12.05%
01-1513 · Postage and Delivery	99.57	250.00	-150.43	39.83%
01-1514 · Office Supplies	167.15	400.00	-232.85	41.79%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	3,500.00	-3,500.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	4,000.00	-4,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	10,855.00	-10,855.00	0.0%
Total Expense	<u>30,582.79</u>	<u>78,596.00</u>	<u>-48,013.21</u>	<u>38.91%</u>
Net Income	<u>46,671.83</u>	<u>0.00</u>	<u>46,671.83</u>	<u>100.0%</u>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual May-19	Year To Date Actual 10/1/18 - 5/31/19
REVENUES			
Administrative Assessments	66,188	3,209	63,938
Maintenance Assessments	17,399	797	16,735
Debt Assessments	123,590	5,662	118,896
Developer Contribution - Debt	0	0	71,825
Interest Income	24	0	65
Total Revenues	\$ 207,201	\$ 9,668	\$ 271,459
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	30,316	2,526	20,208
Legal	9,000	0	4,782
Assessment Roll	6,750	0	0
Audit Fees	3,100	0	0
Insurance	5,500	0	5,000
Legal Advertisements	1,000	0	0
Miscellaneous	1,250	51	151
Postage	250	47	100
Office Supplies	400	80	167
Dues & Subscriptions	175	0	175
Trustee Fees	3,500	0	0
Continuing Disclosure Fee	1,000	0	0
Total Administrative Expenditures	\$ 62,241	\$ 2,704	\$ 30,583
Maintenance Expenditures			
Engineering/Inspections	1,500	0	0
Miscellaneous Maintenance	10,855	0	0
Infrastructure Maintenance	4,000	0	0
Total Maintenance Expenditures	\$ 16,355	\$ -	\$ -
TOTAL EXPENDITURES	\$ 78,596	\$ 2,704	\$ 30,583
REVENUES LESS EXPENDITURES	\$ 128,605	\$ 6,964	\$ 240,876
Bond Payments	(116,175)	(5,605)	(185,571)
BALANCE	\$ 12,430	\$ 1,359	\$ 55,305
County Appraiser & Tax Collector Fee	(4,143)	(96)	(1,927)
Discounts For Early Payments	(8,287)	0	(6,706)
EXCESS/ (SHORTFALL)	\$ -	\$ 1,263	\$ 46,672

Bank Balance As Of 4/30/19	\$ 53,392.94
Funds Received: 5/1/19 - 5/31/19	\$ 9,571.50
Disbursements: 5/1/19 - 5/31/19	\$ 6,272.80
Bank Balance As Of 5/31/19	\$ 56,691.64
Accounts Payable As Of 5/31/19	\$ 9,978.32
Accounts Receivable As Of 5/31/19	\$ -
Available Funds As Of 5/31/19	\$ 46,713.32

**CENTURY PARK PLACE CDD
TAX COLLECTIONS
2018-2019**

#	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
									\$207,201.00	\$66,188.00	\$17,399.00	\$ 123,614.00	\$66,188.00	\$17,399.00	\$123,614.00	
									\$194,747.00	\$62,217.00	\$16,355.00	\$ 116,175.00	\$62,217.00	\$16,355.00	\$116,175.00	
1	849	Century Homebuilders	10/22/18	Direct Bill Debt	\$ 71,825.00				\$ 71,825.00				\$ 71,825.00			\$ 71,825.00
2	498	Miami-Dade Tax Collector	11/30/18	NAV Taxes	\$ 31,633.80		\$ (303.68)	\$ (1,265.40)	\$ 30,064.72	\$ 10,105.00	\$ 2,656.40	\$ 18,872.40	\$ 9,603.72	\$ 2,524.65	\$ 17,936.35	\$ 17,936.35
3	99	Miami-Dade Tax Collector	12/03/18	NAV Taxes	\$ 31,633.80		\$ (303.69)	\$ (1,265.35)	\$ 30,064.76	\$ 10,105.00	\$ 2,656.40	\$ 18,872.40	\$ 9,603.76	\$ 2,524.65	\$ 17,936.35	\$ 17,936.35
4	302	Miami-Dade Tax Collector	12/10/18	NAV Taxes	\$ 69,594.36		\$ (668.11)	\$ (2,783.88)	\$ 66,142.37	\$ 22,231.00	\$ 5,844.08	\$ 41,519.28	\$ 21,128.17	\$ 5,554.20	\$ 39,460.00	\$ 39,460.00
5	210	Miami-Dade Tax Collector	12/20/18	NAV Taxes	\$ 20,561.97		\$ (199.29)	\$ (632.67)	\$ 19,730.01	\$ 6,568.25	\$ 1,726.66	\$ 12,267.06	\$ 6,302.86	\$ 1,656.75	\$ 11,770.40	\$ 11,770.40
6	25	Miami-Dade Tax Collector	01/18/19	NAV Taxes	\$ 18,980.28		\$ (184.11)	\$ (569.40)	\$ 18,226.77	\$ 6,063.00	\$ 1,593.84	\$ 11,323.44	\$ 5,822.32	\$ 1,530.55	\$ 10,873.90	\$ 10,873.90
7	915	Miami-Dade Tax Collector	02/04/19	Interest		\$ 98.85			\$ 98.85	\$ 98.85			\$ 98.85			\$ -
8	647	Miami-Dade Tax Collector	02/08/19	NAV Taxes	\$ 7,908.45		\$ (77.50)	\$ (158.15)	\$ 7,672.80	\$ 2,526.25	\$ 664.10	\$ 4,718.10	\$ 2,451.00	\$ 644.25	\$ 4,577.55	\$ 4,577.55
9	210	Miami-Dade Tax Collector	03/08/19	NAV Taxes	\$ 3,163.38		\$ (31.32)	\$ (31.64)	\$ 3,100.42	\$ 1,010.50	\$ 265.64	\$ 1,887.24	\$ 990.32	\$ 260.35	\$ 1,849.75	\$ 1,849.75
10	231	Miami-Dade Tax Collector	04/09/19	NAV Taxes	\$ 6,326.76		\$ (63.27)		\$ 6,263.49	\$ 2,021.00	\$ 531.28	\$ 3,774.48	\$ 2,000.79	\$ 525.95	\$ 3,736.75	\$ 3,736.75
11	703	Miami-Dade Tax Collector	05/03/19	Interest		\$ 35.33			\$ 35.33	\$ 35.33			\$ 35.33			\$ -
12	346	Miami-Dade Tax Collector	05/09/19	NAV Taxes/Interest	\$ 9,490.14	\$ 142.35	\$ (96.32)		\$ 9,536.17	\$ 3,173.85	\$ 796.92	\$ 5,661.72	\$ 3,142.12	\$ 788.95	\$ 5,605.10	\$ 5,605.10
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 271,117.94	\$ 276.53	\$ (1,927.29)	\$ (6,706.49)	\$ 262,760.69	\$ 63,938.03	\$ 16,735.32	\$ 190,721.12	\$ 61,179.24	\$ 16,010.30	\$ 185,571.15	\$ 185,571.15
															less direct bill	\$ (71,825.00)
																\$ 113,746.15

Assessment Roll = \$207,201.39

On Roll Collections
 \$ 271,117.94
 \$ (71,825.00)
 \$ -
 \$ -
 \$ 199,292.94

Note: \$207,201, \$66,188, \$17,399, and \$123,614 are 2018/2019 Budgeted assessments before discounts and fees.
 \$194,747, \$62,217, \$16,355 and \$116,175 are 2018/2019 Budgeted assessments after discounts and fees.

\$ 271,117.94	
\$ 276.53	\$ 262,760.69
\$ (63,938.03)	\$ (61,179.24)
\$ (16,735.32)	\$ (16,010.30)
\$ -	\$ -
\$ (190,721.12)	\$ (185,571.15)
\$ -	\$ -