



**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 19, 2020  
10:30 A.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.centuryparkplacecdd.org](http://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**

**TO JOIN BY URL FOR VIDEO ACCESS AT:**

<https://us02web.zoom.us/j/89055228794>

**MEETING ID: 890 5522 8794**

**DIAL IN PHONE NUMBER: 1 929 436 2866**

**REGULAR BOARD MEETING & PUBLIC HEARING**

August 19, 2020

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. June 9, 2020 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2020/2021 Final Budget
  - 3. Consider Resolution 2020-02 – Adopting a Fiscal Year 2020/2021 Final Budget.....Page 7
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2020-03 – Adopting a Fiscal Year 2020/2021 Meeting Schedule....Page 14
  - 2. Discussion Regarding Transitioning to Resident Board
- J. Administrative & Operational Matters
  - 1. Financial Update.....Page 16
  - 2. Update on Statement of Financial Interests Disclosure 2019 Form 1
- K. Board Member & Staff Closing Comments
- L. Adjourn

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

The Board of Supervisors of the Century Park Place Community Development District ("District") will hold a public hearing on August 19, 2020, at 10:30 a.m. in a Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2020/2021. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website ([www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410 during normal business hours.

It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so utilizing the following login information:

Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/89055228794>

Meeting ID: 890 5522 8794

Dial In Phone Number: 1 929 436 2866

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [gperez@sdsinc.org](mailto:gperez@sdsinc.org) or by calling 786-347-2711 by August 14, 2020, at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

[www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)

7/30 8/6 20-23/0000480347M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING**

**TO JOIN BY URL FOR VIDEO ACCESS AT:**

**<https://us02web.zoom.us/j/85757771741>**

**MEETING ID: 857 5777 1741**

**OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:**

**DIAL: 1-929-436-2866**

**JUNE 9, 2020**

**A. CALL TO ORDER**

Mrs. Perez called the June 9, 2020, Regular Board Meeting of the Century Park Place Community Development District (the “District”) to order at 10:31 a.m. via Zoom.

**B. PROOF OF PUBLICATION**

Mrs. Perez presented proof of publication that notice of the June 9, 2020, Regular Board Meeting had been published in the *Miami Daily Business Review* on June 1, 2020, as legally required.

Pursuant to and as reported by the Centers for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. It is thereby recommended that we, as a community, practice social distancing.

In consideration of the safety of all and under the Governor’s Executive Order 20-69, and as extended by Executive Order 20-112, there is a temporary suspension of the statutory requirement that a quorum be present in person at a specific public place, and authorizing the use of media technology, such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes. The Executive Order does not waive any other requirement of Florida’s Constitution or Florida’s Government-in-the-Sunshine Laws.

As such, to join said meeting the following information was advertised and posted on the District’s website.

*Due to the COVID-19 public health emergency, the June 9, 2020, meeting is being held utilizing communications media technology.*

Join Zoom Meeting: <https://us02web.zoom.us/j/85757771741>

Meeting ID: 857 5777 1741

Dial In at: 1 929 436 2866

**C. ESTABLISH A QUORUM**

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

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

**D. ADDITIONS OR DELETIONS TO THE 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. November 5, 2019, Regular Board Meeting**

Mrs. Perez presented the minutes of the November 5, 2019, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes and/or corrections, a **MOTION** was made by Ms. Manso, seconded by Mr. Hernandez and passed unanimously approving the minutes of the November 5, 2019, 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. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget**

Mrs. Perez presented Resolution No. 2020-01, entitled:

**RESOLUTION 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

As done last year, the maximum debt assessment rates have been charged: \$943.62 per unit. The Administrative Budget is slightly higher than last year. The Infrastructure Maintenance has been adjusted to keep overall assessments lower. The maximum O&M that is allowed by the restrictive covenant (in the petition) for the first three years of the District is \$638.29 ( $\$600.00/.94 = \$638.29$ ). The O&M in the presented budget is \$637.94: Admin: \$514.25 + Maint: \$123.69 = \$637.94.

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Available funds for 9-30-20 are anticipated to be approximately \$25,000, should no unforeseen expenses occur (maybe higher). No carryover balance has been applied (\$0 was set-up last year). Because the overall assessment for 2020/2021 is lower than the proposed 2019/2020 assessment, letters to residents will not be required.

A **MOTION** was made by Supervisor Manso, seconded by Supervisor Hernandez and unanimously passed to adopt Resolution No. 2020-01, as presented, approving a Proposed Budget for FY 2020-2021 and Setting the Public Hearing for finalization for August 19, 2020, 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 advertisement of same, as required.

## **2. Consider Agreement for Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser**

At the recommendation of District Counsel and pursuant to Florida public records, laws (Chapter 119, Florida Statutes) were recently amended to clarify that certain information pertaining to an exempt individual's home address is exempt from public records. Home addresses are now defined as "the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address" (s.119.071(4), Florida Statutes). Because the statute exempts parcel identification numbers for certain individuals, the Miami-Dade County Property Appraiser will begin requiring that all governmental entities, including special districts, who receive this exempt information from the property appraiser must enter into an agreement with the property appraiser before receiving the exempt information.

The District is seeking Board approval of the Agreement for Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser, which has been reviewed and approved by District Counsel, pursuant to various communications with the Miami-Dade County Property Appraiser, who provided said agreement.

A **MOTION** was made by Supervisor Manso, seconded by Supervisor Hernandez and unanimously passed approving the Agreement between the District and the Miami-Dade County Property Appraiser for Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser, as presented.

## **3. Discussion Regarding Transitioning to a Resident Board**

A brief discussion ensued regarding initiating the transition from Developer to a Resident Board. Mrs. Perez agreed to reach out to the residents of the District.

### **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

#### **1. Financial Update**

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

#### **2. Qualified Elector Certification**

Mrs. Perez stated that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 153 registered voters who reside in the District as of April 2020. Since the District had not yet reached the qualified elector threshold, it will continue to elect Board Members by the landowner election process.

**3. 2019 Form 1 – Statement of Financial Interests**

Mrs. Perez advised that the Board should be receiving in the mail their individual 2019 Form 1 and reminded them to complete it and mail and/or hand deliver to the Supervisor of Elections’ office on or prior to the July 1, 2020, deadline.

**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 Mr. Hernandez, seconded by Ms. Manso and unanimously passed to adjourn the Regular Board Meeting at 10:46 a.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

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District Manager

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

[www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)

7/30 8/6 20-23/0000480347M



**RESOLUTION NO. 2020-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2020/2021 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 2020/2021 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 2020/2021 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 19<sup>th</sup> day of August, 2020.

**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 2020/2021  
October 1, 2020 - September 30, 2021**

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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 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	67,366
MAINTENANCE ASSESSMENTS	16,202
DEBT ASSESSMENTS	123,590
DEVELOPER CONTRIBUTION - DEBT	0
INTEREST INCOME	60
<b>TOTAL REVENUES</b>	<b>\$ 207,218</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	10,855
INFRASTRUCTURE MAINTENANCE	2,875
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 15,230</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	0
MANAGEMENT	31,584
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,300
INSURANCE	5,800
LEGAL ADVERTISING	800
MISCELLANEOUS	1,050
POSTAGE	250
OFFICE SUPPLIES	375
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,300
CONTINUING DISCLOSURE FEE	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 63,384</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,614</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,604</b>
BOND PAYMENTS	(116,175)
<b>BALANCE</b>	<b>\$ 12,429</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,286)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	66,838	66,678	67,366	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	17,399	16,894	16,202	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
DEVELOPER CONTRIBUTION - DEBT	71,825	0	0	
INTEREST INCOME	114	24	60	Interest Projected At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 279,790</b>	<b>\$ 207,186</b>	<b>\$ 207,218</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
ENGINEERING/INSPECTIONS	0	1,500	1,500	No Change From 2019/2020 Budget
MISCELLANEOUS MAINTENANCE	0	10,855	10,855	No Change From 2019/2020 Budget
INFRASTRUCTURE MAINTENANCE	0	3,525	2,875	\$650 Decrease From 2019/2020 Budget
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ -</b>	<b>\$ 15,880</b>	<b>\$ 15,230</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	0	0	0	No Change From 2019/2020 Budget
MANAGEMENT	30,312	30,876	31,584	CPI Adjustment
LEGAL	7,920	9,000	9,000	No Change From 2019/2020 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	No Change From 2019/2020 Budget
AUDIT FEES	3,100	3,200	3,300	Accepted Amount For 2019/2020 Audit
INSURANCE	5,000	5,500	5,800	Insurance Company Estimate
LEGAL ADVERTISING	284	900	800	\$100 Decrease From 2019/2020 Budget
MISCELLANEOUS	190	1,150	1,050	\$100 Decrease From 2019/2020 Budget
POSTAGE	133	250	250	No Change From 2019/2020 Budget
OFFICE SUPPLIES	284	400	375	\$25 Decrease From 2019/2020 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2019/2020 Budget
TRUSTEE FEES	3,180	3,500	3,300	\$200 Decrease From 2019/2020 Budget
CONTINUING DISCLOSURE FEE	500	1,000	1,000	No Change From 2019/2020 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 57,828</b>	<b>\$ 62,701</b>	<b>\$ 63,384</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,828</b>	<b>\$ 78,581</b>	<b>\$ 78,614</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 221,962</b>	<b>\$ 128,605</b>	<b>\$ 128,604</b>	
BOND PAYMENTS	(190,242)	(116,175)	(116,175)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 31,720</b>	<b>\$ 12,430</b>	<b>\$ 12,429</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,009)	(4,143)	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(6,706)	(8,287)	(8,286)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 23,005</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 23,005</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	336	25	25	Projected Interest For 2020/2021
NAV Tax Collection	118,417	116,175	116,175	Maximum Debt Service Collection
Developer Contribution	71,825	0	0	2019 P&I Payment Funded By Developer
<b>Total Revenues</b>	<b>\$ 190,578</b>	<b>\$ 116,200</b>	<b>\$ 116,200</b>	
<b>EXPENDITURES</b>				
Principal Payments	30,000	30,000	35,000	Principal Payments Due In 2021
Interest Payments	83,125	81,550	80,500	Interest Payments Due In 2021
Bond Redemption	0	4,650	700	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 113,125</b>	<b>\$ 116,200</b>	<b>\$ 116,200</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 77,453</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/2020 =	\$1,725,000		

## Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative	\$ 638.29	\$ -	\$ 505.25	\$ 508.99	\$ <b>514.25</b>
Maintenance	\$ -	\$ -	\$ 132.82	\$ 128.96	\$ <b>123.69</b>
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ -</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ <b>943.62</b></u>
Total	\$ 1,581.91	\$ -	\$ 1,581.69	\$ 1,581.57	\$ <b>1,581.56</b>

\* Assessments Include the Following :

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

Community Information:

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Total Units 131

**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 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 2020/2021; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 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 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 19<sup>th</sup> day of August, 2020.

**ATTEST:**

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 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 Century Park Clubhouse, located at 8950 West Flagler Street, Miami, Florida 33174 at **2:00p.m. or after** on the following dates:

**October 13, 2020  
November 10, 2020  
January 12, 2021  
March 9, 2021  
May 11, 2021  
August 10, 2021**

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

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

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

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

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

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

[www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW: XX/XX/2020**

Century Park Place  
Community Development District

**Financial Report For  
July 2020**

**Century Park Place Community Development District**  
**Budget vs. Actual**  
**October 2019 through July 2020**

	<b>Oct '19 - July 20</b>	<b>19-20 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessments	67,129.10	66,678.00	451.10	100.68%
01-3200 · Maintenance Assessments	16,894.05	16,894.00	0.05	100.0%
01-3810 · Debt Assessments	123,614.20	123,590.00	24.20	100.02%
01-3820 · Debt Assess-Paid To Trustee	-118,070.70	-116,175.00	-1,895.70	101.63%
01-3830 · Assessment Fees	-2,002.12	-4,143.00	2,140.88	48.33%
01-3831 · Assessment Discounts	-7,292.87	-8,287.00	994.13	88.0%
01-9400 · Other Income	0.00	24.00	-24.00	0.0%
01-9410 · Interest Income (GF)	152.22	0.00	152.22	100.0%
<b>Total Income</b>	<b>80,423.88</b>	<b>78,581.00</b>	<b>1,842.88</b>	<b>102.35%</b>
<b>Expense</b>				
01-1310 · Engineering	150.00	1,500.00	-1,350.00	10.0%
01-1311 · Management Fees	25,730.00	30,876.00	-5,146.00	83.33%
01-1315 · Legal Fees	4,950.30	9,000.00	-4,049.70	55.0%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	3,200.00	3,200.00	0.00	100.0%
01-1450 · Insurance	5,251.00	5,500.00	-249.00	95.47%
01-1480 · Legal Advertisements	297.90	900.00	-602.10	33.1%
01-1512 · Miscellaneous	176.88	1,150.00	-973.12	15.38%
01-1513 · Postage and Delivery	90.80	250.00	-159.20	36.32%
01-1514 · Office Supplies	171.05	400.00	-228.95	42.76%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	3,180.00	3,500.00	-320.00	90.86%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	3,525.00	-3,525.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	10,855.00	-10,855.00	0.0%
<b>Total Expense</b>	<b>43,372.93</b>	<b>78,581.00</b>	<b>-35,208.07</b>	<b>55.2%</b>
<b>Net Income</b>	<b>37,050.95</b>	<b>0.00</b>	<b>37,050.95</b>	<b>100.0%</b>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JULY 2020**

	<b>Annual Budget 10/1/19 - 9/30/20</b>	<b>Actual Jul-20</b>	<b>Year To Date Actual 10/1/19 - 7/31/20</b>
<b>REVENUES</b>			
Administrative Assessments	66,678	2,221	67,129
Maintenance Assessments	16,894	492	16,894
Debt Assessments	123,590	3,597	123,614
Interest Income	24	0	152
<b>Total Revenues</b>	<b>\$ 207,186</b>	<b>\$ 6,310</b>	<b>\$ 207,789</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	0	0	0
Management	30,876	2,573	25,730
Legal	9,000	0	4,950
Assessment Roll	6,750	0	0
Audit Fees	3,200	3,200	3,200
Insurance	5,500	0	5,251
Legal Advertisements	900	0	298
Miscellaneous	1,150	29	177
Postage	250	7	90
Office Supplies	400	7	171
Dues & Subscriptions	175	0	175
Trustee Fees	3,500	3,180	3,180
Continuing Disclosure Fee	1,000	0	0
<b>Total Administrative Expenditures</b>	<b>\$ 62,701</b>	<b>\$ 8,996</b>	<b>\$ 43,222</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	1,500	150	150
Miscellaneous Maintenance	10,855	0	0
Infrastructure Maintenance	3,525	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 15,880</b>	<b>\$ 150</b>	<b>\$ 150</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,581</b>	<b>\$ 9,146</b>	<b>\$ 43,372</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,605</b>	<b>\$ (2,836)</b>	<b>\$ 164,417</b>
Bond Payments	(116,175)	(3,561)	(118,071)
<b>BALANCE</b>	<b>\$ 12,430</b>	<b>\$ (6,397)</b>	<b>\$ 46,346</b>
County Appraiser & Tax Collector Fee	(4,143)	(63)	(2,002)
Discounts For Early Payments	(8,287)	0	(7,293)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,460)</b>	<b>\$ 37,051</b>

Bank Balance As Of 6/30/20	\$ 71,369.20
Funds Received: 7/1/20 - 7/31/20	\$ 6,247.02
Disbursements: 7/1/20 - 7/31/20	\$ 4,186.76
Bank Balance As Of 7/31/20	\$ 73,429.46
Accounts Payable As Of 7/31/20	\$ 13,332.15
Accounts Receivable As Of 7/31/20	\$ -
Available Funds As Of 7/31/20	\$ 60,097.31

**CENTURY PARK PLACE CDD  
TAX COLLECTIONS  
2019-2020**

#	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
									\$207,186.00	\$66,678.00	\$16,894.00	\$ 123,614.00	\$66,678.00	\$16,894.00	\$123,614.00	
									\$194,732.00	\$62,677.00	\$15,880.00	\$ 116,175.00	\$62,677.00	\$15,880.00	\$116,175.00	
1	369	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 2,682.37		\$ (25.61)	\$ (121.06)	\$ 2,535.70	\$ 863.22	\$ 218.75	\$ 1,600.40	\$ 815.95	\$ 206.80	\$ 1,512.95	\$ 1,512.95
2	150	Miami-Dade Tax Collector	12/04/19	NAV Taxes	\$ 3,163.14		\$ (30.37)	\$ (126.53)	\$ 3,006.24	\$ 1,017.98	\$ 257.92	\$ 1,887.24	\$ 967.44	\$ 245.10	\$ 1,793.70	\$ 1,793.70
3	822	Miami-Dade Tax Collector	12/11/19	NAV Taxes	\$ 150,249.15		\$ (1,442.39)	\$ (6,009.71)	\$ 142,797.05	\$ 48,354.05	\$ 12,251.20	\$ 89,643.90	\$ 45,955.90	\$ 11,643.55	\$ 85,197.60	\$ 85,197.60
4	140	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 15,815.70		\$ (151.99)	\$ (616.79)	\$ 15,046.92	\$ 5,089.90	\$ 1,289.60	\$ 9,436.20	\$ 4,842.47	\$ 1,226.90	\$ 8,977.55	\$ 8,977.55
5	851	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 10,267.70		\$ (99.60)	\$ (308.05)	\$ 9,860.05	\$ 3,304.45	\$ 837.20	\$ 6,126.05	\$ 3,173.20	\$ 803.95	\$ 5,882.90	\$ 5,882.90
6	665	Miami-Dade Tax Collector	01/30/20	Interest		\$ 102.00			\$ 102.00	\$ 102.00			\$ 102.00			\$ -
7	639	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 1,581.57		\$ (15.50)	\$ (31.63)	\$ 1,534.44	\$ 508.99	\$ 128.96	\$ 943.62	\$ 493.79	\$ 125.10	\$ 915.55	\$ 915.55
8	329	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 7,907.85		\$ (78.29)	\$ (79.10)	\$ 7,750.46	\$ 2,544.95	\$ 644.80	\$ 4,718.10	\$ 2,494.26	\$ 631.95	\$ 4,624.25	\$ 4,624.25
9	390	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 6,326.28		\$ (63.26)		\$ 6,263.02	\$ 2,035.96	\$ 515.84	\$ 3,774.48	\$ 2,015.57	\$ 510.70	\$ 3,736.75	\$ 3,736.75
10	606	Miami-Dade Tax Collector	04/24/20	Interest		\$ 20.97			\$ 20.97	\$ 20.97			\$ 20.97			\$ -
11	687	Miami-Dade Tax Collector	05/11/20	NAV Taxes	\$ 1,581.57		\$ (15.81)		\$ 1,565.76	\$ 508.99	\$ 128.96	\$ 943.62	\$ 503.86	\$ 127.70	\$ 934.20	\$ 934.20
12	821	Miami-Dade Tax Collector	06/09/20	NAV Taxes/Interest	\$ 1,581.57	\$ 47.45	\$ (16.29)		\$ 1,612.73	\$ 556.44	\$ 128.96	\$ 943.62	\$ 550.88	\$ 127.65	\$ 934.20	\$ 934.20
13	682	Miami-Dade Tax Collector	07/06/20	NAV Taxes/Interest (TC)	\$ 4,447.20	\$ 200.12	\$ (46.48)		\$ 4,600.84	\$ 1,631.07	\$ 362.90	\$ 2,653.35	\$ 1,614.74	\$ 359.25	\$ 2,626.85	\$ 2,626.85
14	90	Miami-Dade Tax Collector	07/10/20	NAV Taxes/Interest	\$ 1,581.57	\$ 71.17	\$ (16.53)		\$ 1,636.21	\$ 580.16	\$ 128.96	\$ 943.62	\$ 574.36	\$ 127.65	\$ 934.20	\$ 934.20
15	186	Miami-Dade Tax Collector	07/24/20	Interest		\$ 9.97			\$ 9.97	\$ 9.97			\$ 9.97			\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 207,185.67	\$ 451.68	\$ (2,002.12)	\$ (7,292.87)	\$ 198,342.36	\$ 67,129.10	\$ 16,894.05	\$ 123,614.20	\$ 64,135.36	\$ 16,136.30	\$ 118,070.70	\$ 118,070.70

Assessment Roll = \$207,185.67

<u>On Roll Collections</u>
\$ 207,185.67
\$ -
\$ -
\$ -
\$ 207,185.67

Note: \$207,186, \$66,678, \$16,894, and \$123,614 are 2019/2020 Budgeted assessments before discounts and fees.

\$194,732, \$62,677, \$15,880 and \$116,175 are 2019/2020 Budgeted assessments after discounts and fees.

\$ 207,185.67	
\$ 451.68	\$ 198,342.36
\$ (67,129.10)	\$ (64,135.36)
\$ (16,894.05)	\$ (16,136.30)
\$ -	\$ -
\$ (123,614.20)	\$ (118,070.70)
\$ -	\$ -