



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 9, 2022
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 Park Clubhouse
8950 West Flagler Street
Miami, Florida 33174
REGULAR BOARD MEETING
March 9, 2022
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat Elected Board Members
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 25, 2021 Special Board Meeting and Public Hearing.....Page 2
- J. Old Business
 - 1. Discussion Regarding the West Entrance at SW 92nd Avenue.....Page 7
- K. New Business
 - 1. Consider Approval of Resolution No. 2022-01 – Proposed Budget for FY 2022/2023 and Setting a Public Hearing.....Page 9
- L. Administrative & Operational Matters
 - 1. Financial Update.....Page 17
 - 2. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022
- M. Board Member & Staff Closing Comments
- N. 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:

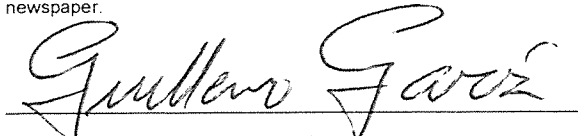
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2021/2022 REGULAR MEETING
SCHEDULE

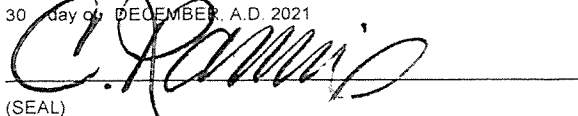
in the XXXX Court,
was published in said newspaper in the issues of

12/30/2021

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.

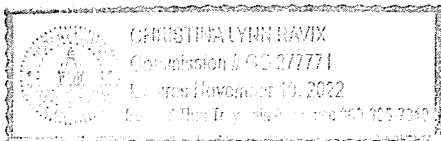


Sworn to and subscribed before me this
30 day of DECEMBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 10:30 a.m. on the following dates:

January 12, 2022
March 9, 2022
May 11, 2022
August 10, 2022

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 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 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
12/30

21-196/0000570796M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
OCTOBER 25, 2021**

A. CALL TO ORDER

Mrs. Perez called the October 25, 2021, Special Board Meeting of the Century Park Place Community Development District (the “District”) to order at 10:35 a.m. in the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the October 25, 2021, Special Board Meeting had been published in the *Miami Daily Business Review* on October 8, 2021, and October 15, 2021, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present and it was in order to proceed: Chairman Diego Cruz, Vice Chairman Alberto Paradela and Supervisor Leonardo Ferrer.

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

D. CONSIDER APPOINTMENTS TO BOARD VACANCIES

This item was tabled.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. May 27, 2021, Regular Board Meeting

Mrs. Perez presented the minutes of the May 27, 2021, Regular Board Meeting and asked if there were any changes/corrections.

There being no changes and/or corrections, a **MOTION** was made by Supervisor Paradela, seconded by Supervisor Cruz and passed unanimously approving the minutes of the May 27, 2021, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2021-04 – Amending Public Hearing Date for Final Budget

Mrs. Perez presented Resolution No. 2021-04, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AMENDING RESOLUTION NO. 2021-01 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2021/2022 FINAL BUDGET AND NON AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Paradela, seconded by Supervisor Ferrer and unanimously passed adopting Resolution No. 2021-04, as presented.

2. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Mrs. Perez presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174 at 10:30 a.m. on the following dates:

**~~November 10, 2021~~ L.O.
January 12, 2022
March 9, 2022 *Proposed Budget*
May 11, 2022 *Final Budget*
August 10, 2022**

A **MOTION** was made by Supervisor Paradela, seconded by Supervisor Cruz and unanimously passed to adopt Resolution No. 2021-05, as presented.

3. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mrs. Perez presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Paradela and unanimously passed adopting Resolution No. 2021-06, as presented.

4. Legislative Update

District Counsel provided an overview of the Legislative Update memorandum presented in the meeting book and touched upon changes in legislation, including advertisements, storm water certification requirements to become effective in the near future and engineering requirements.

5. Update on Requested Modification at West Entrance at SW 92nd Avenue

Mrs. Perez advised the Board that pursuant to their direction during the last meeting, the appointee Supervisor Paradela attended an onsite meeting with the District Engineer and District management. At that time the changes provided in the meeting book were agreed to and the Engineer contacted the Developer to make the corrections, as specified. Said corrections have since been made to SW 92nd Avenue. A discussion ensued and Supervisor Ferrer disagreed with the outcome of the modification.

District management was requested to ask the District Engineer for the permitted plans and to have the same presented for further discussion at the next scheduled meeting.

The Special Board Meeting was then recessed and the Public Hearing was opened.

J. PUBLIC HEARING

1. Proof of Publication

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on October 8, 2021, and October 15, 2021, as legally required.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

There was no public comment on the Fiscal Year 2021/2022 Final Budget.

The Public Hearing was then closed and the Special Board Meeting was reconvened.

3. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2021/2022 Final Budget

Mrs. Perez presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2021/2022 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 advised that it provides for approving and adopting the fiscal year 2021/2022 Final Budget and the non-ad valorem special assessments.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed to adopt Resolution No. 2021-07, approving the Fiscal Year 2021/2022 Final Budget, as presented, setting the fiscal year 20201/2022 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

K. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2021, were \$49,532.57.

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

2. Accept and Receive 2021 Annual Engineer's Report

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed accepting and receiving the 2021 Annual Engineer's Report, as presented.

3. Statement of Financial Interests – 2020 Form 1

Mrs. Perez noted, pursuant to the Public Ethics State of Florida website <http://public.ethics.state.fl.us/search.cfm>, it does not appear that any of the Board Members have submitted the required Form 1 in a timely manner. Mrs. Perez emphasized the importance of this task, as the District would be unable to reverse any fines issued by the State.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

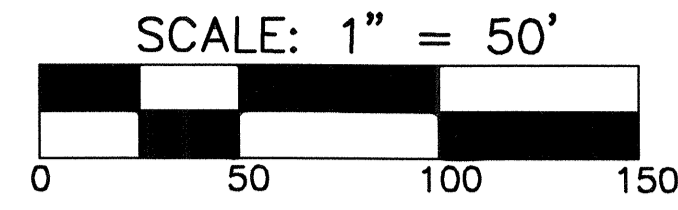
M. ADJOURNMENT

There being no further business to conduct, a **MOTION** was made by Supervisor Cruz, seconded by Supervisor Ferrer and unanimously passed to adjourn the Special Board Meeting at 11:29 a.m.

Secretary/Assistant Secretary

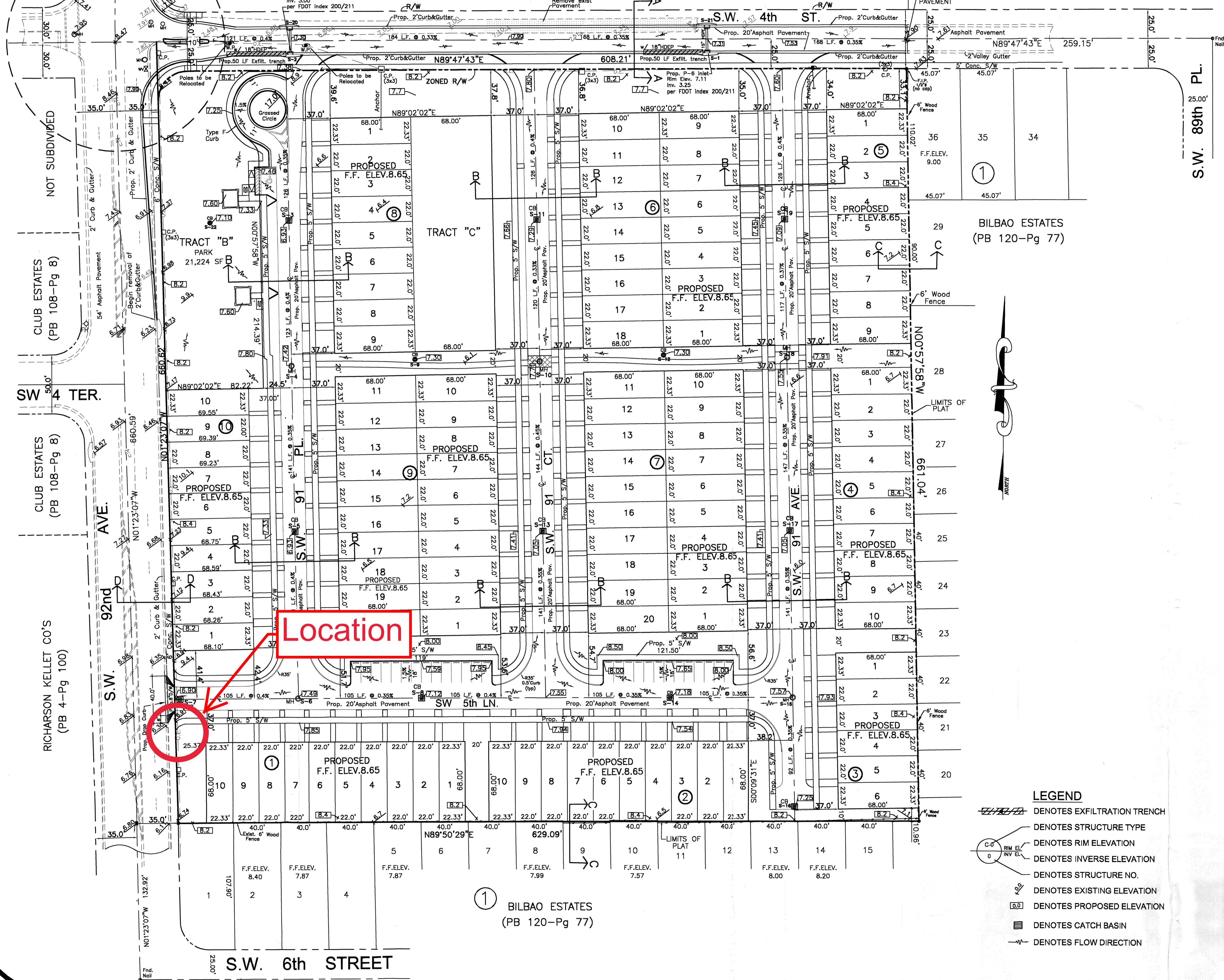
Chairperson/Vice Chairperson

PAVING, GRADING AND DRAINAGE PLAN FOR CENTURY PARK PLACE SUBDIVISION



SEE SHEET 4 FOR ROUNDABOUT DETAIL

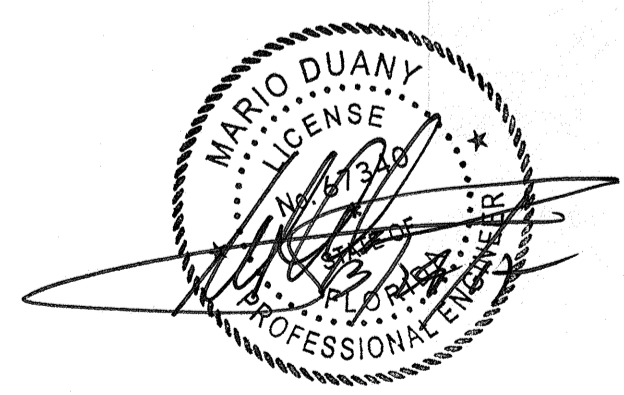
CENTURY PARK (PB 157-Pg 19)



DRAINAGE STRUCTURES INFO.

CATCH BASIN No.	LF OF TRENCH	RIM ELEV.	INV. ELEV.	PIPE SIZE
1	7.50	3.50	18"	
2	6.60	3.20	18"	
3	6.60	3.20	15"	
4	7.20	3.50	15"	
5	50 LF	7.50	4.50	6"
6	7.50	4.50	6"	
7	50 LF	6.95	3.50	15"
8	7.30	3.20	15"	
9	120 LF	6.90	3.00	15"
10	6.70	3.00	15"	
11	50 LF	6.95	3.00	15"
12	50 LF	6.95	3.00	15"
13	50 LF	7.25	3.00	15"
14	7.28	3.00	15"	
15	50 LF	7.00	3.20	15"
16	50 LF	7.00	3.20	15"
17	7.50	3.50	6"	
18	7.50	3.50	6"	
19	50 LF	6.90	3.20	15"
20	50 LF	6.90	3.00	15"
21	50 LF	6.90	3.00	15"
22	50 LF	6.90	3.20	15"
23	50 LF	7.00	3.30	15"
24	7.25	3.00	15"	
25	50 LF	6.95	3.20	15"
26	6.95	3.50	15"	
27	7.00	3.30	15"	
28	7.30	3.75	15"	
29	7.30	3.75	15"	
TOTAL 750 LF				

- LEGEND**
- DENOTES EXFILTRATION TRENCH
 - DENOTES STRUCTURE TYPE
 - DENOTES RIM ELEVATION
 - DENOTES INVERSE ELEVATION
 - DENOTES STRUCTURE NO.
 - DENOTES EXISTING ELEVATION
 - DENOTES PROPOSED ELEVATION
 - DENOTES CATCH BASIN
 - DENOTES FLOW DIRECTION



Engineering Corporation.
Mario Duany, P.E., LEED AP.

7850 SW 132nd Ave.
 Miami, Florida 33183
 Phone: (786) 436-7068
 Fax: (305) 598-8627

P.E. No. 67340
 CA No. 28051

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AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers - Planners - Surveyors

9270 S.W. 26th STREET, Suite 102
 MIAMI, FLORIDA 33175
 PH: (305) 598-8101
 FAX: (305) 598-8827
 ASDMIAMI.COM

PAVING, GRADING AND DRAINAGE PLAN

FOR: CENTURY HOMEBUILDERS
 SCALE: 1"=50'
 DATE: 10/25/16
 DESIGNED BY: E.P.
 APPROVED BY: E.P.

DRAWN BY: C.A.
 CHECKED BY: E.P.
 FIELD BOOK No.
 PAGE No. 1

ORDER No.
 16-302
 SHEET No.
 2

REVISED
 2/3/17 (FINAL)
 3/20/17 (FINAL)

Cars are hitting here

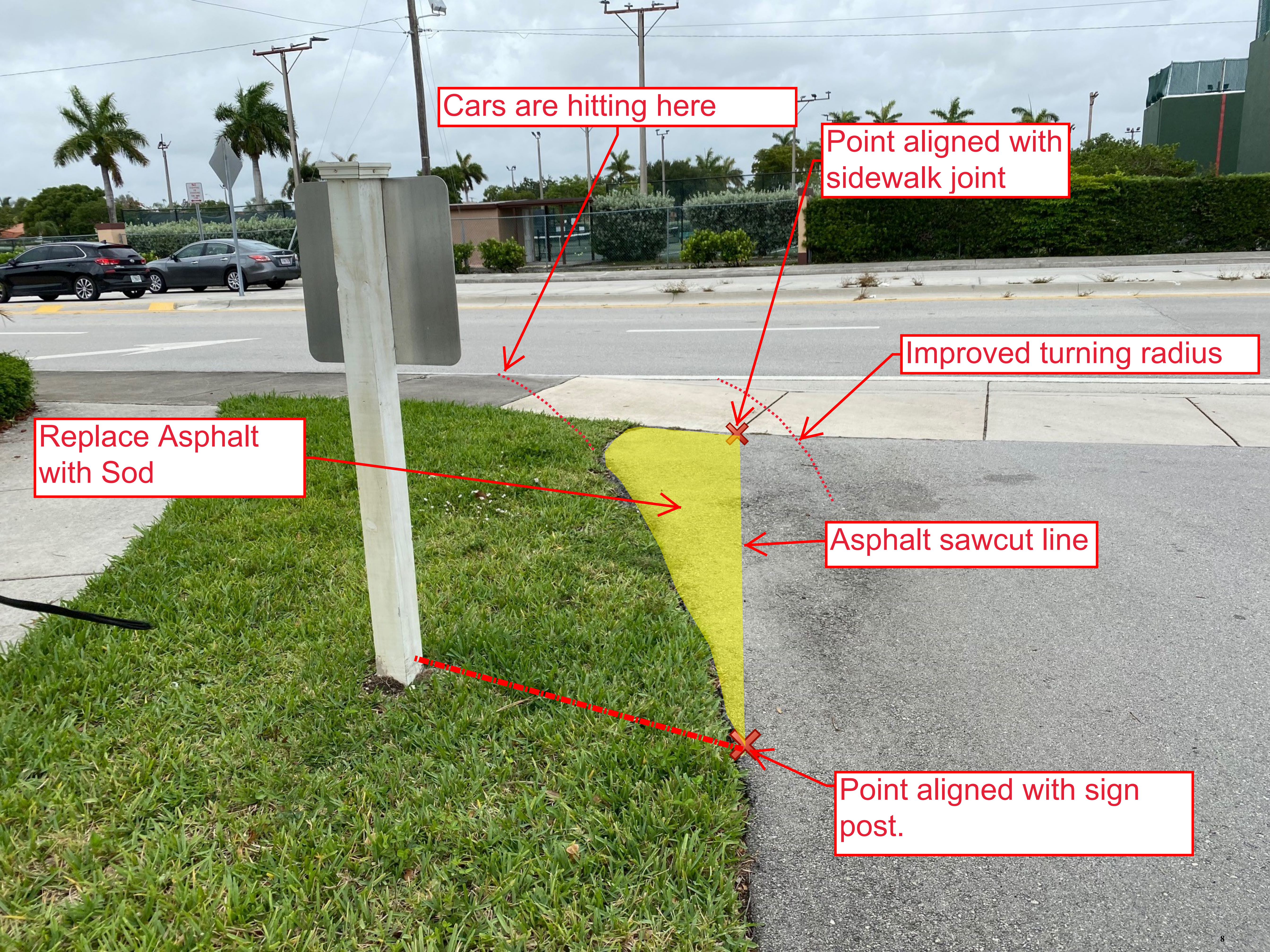
Point aligned with sidewalk joint

Improved turning radius

Replace Asphalt with Sod

Asphalt sawcut line

Point aligned with sign post.



RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park Place Community Development District (“District”) was recently established by Ordinance No. 17-19 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective March 31, 2017; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Century Park Place Community Development District (the “Board”) the proposed operating fund budget for Fiscal Year 2022/2023; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: May 11, 2022

HOUR: 10:30 a.m.

LOCATION: Century Park Clubhouse
8950 West Flagler Street
Miami, Florida 33174

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE 9th day of March, 2022.

ATTEST:

**CENTURY PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”**: Fiscal Year 2022/2023 Budget

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

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

PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	72,630
MAINTENANCE ASSESSMENTS	10,916
DEBT ASSESSMENTS	123,590
INTEREST INCOME	60
TOTAL REVENUES	\$ 207,196
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	4,346
INFRASTRUCTURE MAINTENANCE	665
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 10,261
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	32,976
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,500
INSURANCE	5,900
LEGAL ADVERTISING	775
MISCELLANEOUS	775
POSTAGE	200
OFFICE SUPPLIES	325
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,300
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,332
TOTAL EXPENDITURES	\$ 78,593
REVENUES LESS EXPENDITURES	\$ 128,603
BOND PAYMENTS	(116,175)
BALANCE	\$ 12,428
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	67,523	71,795	72,630	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	16,203	11,767	10,916	Expenditures/.94
DEBT ASSESSMENTS	123,613	123,590	123,590	Bond Payments/.94
INTEREST INCOME	179	60	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 207,518	\$ 207,212	\$ 207,196	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	7,050	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS MAINTENANCE	2,905	3,750	3,750	No Change From 2021/2022 Budget
PAVEMENT REPLACEMENT RESERVE	0	2,936	4,346	Twenty Year Project (Second Year)
INFRASTRUCTURE MAINTENANCE	0	2,875	665	\$2,210 Decrease From 2021/2022 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 9,955	\$ 11,061	\$ 10,261	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	400	4,000	4,000	Supervisor Fees
PAYROLL TAXES	31	306	306	Supervisor Fees * 7.65%
MANAGEMENT	31,584	32,016	32,976	CPI Adjustment (Capped At 3%)
LEGAL	8,658	9,000	9,000	No Change From 2021/2022 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,300	3,400	3,500	Increased by \$100
INSURANCE	5,513	5,800	5,900	Insurance Estimate
LEGAL ADVERTISING	767	775	775	No Change From 2021/2022 Budget
MISCELLANEOUS	407	1,050	775	\$275 Decrease From 2021/2022 Budget
POSTAGE	125	250	200	\$50 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	255	375	325	\$50 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,179	3,300	3,300	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,494	\$ 67,547	\$ 68,332	
TOTAL EXPENDITURES	\$ 71,449	\$ 78,608	\$ 78,593	
REVENUES LESS EXPENDITURES	\$ 136,069	\$ 128,604	\$ 128,603	
BOND PAYMENTS	(117,843)	(116,175)	(116,175)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 18,226	\$ 12,429	\$ 12,428	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,996)	(4,143)	(4,143)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,677)	(8,286)	(8,285)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,553	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 8,553	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	7	25	25	Projected Interest For 2022/2023
NAV Tax Collection	117,843	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 117,850	\$ 116,200	\$ 116,200	
EXPENDITURES				
Principal Payments	30,000	35,000	35,000	Principal Payments Due In 2023
Interest Payments	81,025	79,275	78,050	Interest Payments Due In 2023
Bond Redemption	0	1,925	3,150	Estimated Excess Debt Collections
Total Expenditures	\$ 111,025	\$ 116,200	\$ 116,200	
Excess/ (Shortfall)	\$ 6,825	\$ -	\$ -	

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 1/1/2022 =	\$1,660,000		

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 638.29	\$ 508.99	\$ 514.25	\$ 548.06	\$ 554.43
Maintenance	\$ -	\$ 128.96	\$ 123.69	\$ 89.83	\$ 83.33
<u>Debt</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>	<u>\$ 943.62</u>
Total	\$ 1,581.91	\$ 1,581.57	\$ 1,581.56	\$ 1,581.51	\$ 1,581.38

* Assessments Include the Following :

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

Community Information:

Total Units 131

Century Park Place
Community Development District

**Financial Report For
February 2022**

Century Park Place Community Development District
Budget vs. Actual
October 2021 through February 2022

	<u>Oct 21 - Feb 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessments	68,230.25	71,795.00	-3,564.75	95.04%
01-3200 · Maintenance Assessments	11,183.50	11,767.00	-583.50	95.04%
01-3810 · Debt Assessments	117,477.95	123,590.00	-6,112.05	95.06%
01-3820 · Debt Assess-Paid To Trustee	-111,710.90	-116,175.00	4,464.10	96.16%
01-3830 · Assessment Fees	-1,891.17	-4,143.00	2,251.83	45.65%
01-3831 · Assessment Discounts	-7,774.72	-8,286.00	511.28	93.83%
01-9400 · Other Income	0.00	0.00	0.00	0.0%
01-9410 · Interest Income (GF)	3.57	60.00	-56.43	5.95%
Total Income	<u>75,518.48</u>	<u>78,608.00</u>	<u>-3,089.52</u>	<u>96.07%</u>
Expense				
01-2481 · Supervisor Fees	200.00	4,000.00	-3,800.00	5.0%
01-2482 · Payroll Tax Expense	15.30	306.00	-290.70	5.0%
01-1310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
01-1311 · Management Fees	13,340.00	32,016.00	-18,676.00	41.67%
01-1315 · Legal Fees	1,572.50	9,000.00	-7,427.50	17.47%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,400.00	-3,400.00	0.0%
01-1450 · Insurance	5,706.00	5,800.00	-94.00	98.38%
01-1480 · Legal Advertisements	422.93	775.00	-352.07	54.57%
01-1512 · Miscellaneous	217.30	1,050.00	-832.70	20.7%
01-1513 · Postage and Delivery	77.58	250.00	-172.42	31.03%
01-1514 · Office Supplies	72.85	375.00	-302.15	19.43%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	0.00	3,300.00	-3,300.00	0.0%
01-1743 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	2,875.00	-2,875.00	0.0%
01-2843 · Pavement Replacement Reserve	0.00	2,936.00	-2,936.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
Total Expense	<u>21,799.46</u>	<u>78,608.00</u>	<u>-56,808.54</u>	<u>27.73%</u>
Net Income	<u>53,719.02</u>	<u>0.00</u>	<u>53,719.02</u>	<u>100.0%</u>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
REVENUES			
Administrative Assessments	71,795	548	68,230
Maintenance Assessments	11,767	90	11,184
Debt Assessments	123,590	944	117,478
Interest Income	60	0	4
Total Revenues	\$ 207,212	\$ 1,582	\$ 196,896
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	200
Payroll Taxes	306	0	15
Management	32,016	2,668	13,340
Legal	9,000	0	1,573
Assessment Roll	6,750	0	0
Audit Fees	3,400	0	0
Insurance	5,800	0	5,706
Legal Advertisements	775	0	423
Miscellaneous	1,050	0	217
Postage	250	1	78
Office Supplies	375	9	73
Dues & Subscriptions	175	0	174
Trustee Fees	3,300	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	\$ 67,547	\$ 2,678	\$ 21,799
Maintenance Expenditures			
Engineering/Inspections	1,500	0	0
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	2,936	0	0
Infrastructure Maintenance	2,875	0	0
Total Maintenance Expenditures	\$ 11,061	\$ -	\$ -
TOTAL EXPENDITURES	\$ 78,608	\$ 2,678	\$ 21,799
REVENUES LESS EXPENDITURES	\$ 128,604	\$ (1,096)	\$ 175,097
Bond Payments	(116,175)	(916)	(111,712)
BALANCE	\$ 12,429	\$ (2,012)	\$ 63,385
County Appraiser & Tax Collector Fee	(4,143)	(15)	(1,891)
Discounts For Early Payments	(8,286)	(32)	(7,775)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,059)	\$ 53,719

Bank Balance As Of 2/28/22	\$ 105,045.77
Accounts Payable As Of 2/28/22	\$ 3,593.68
Accounts Receivable As Of 2/28/22	\$ -
Available Funds As Of 2/28/22	\$ 101,452.09

**CENTURY PARK PLACE CDD
TAX COLLECTIONS
2021-2022**

#	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
									\$207,152.00	\$71,795.00	\$11,767.00	\$ 123,590.00	\$71,795.00	\$11,767.00	\$123,590.00	
									\$194,723.00	\$67,487.00	\$11,061.00	\$ 116,175.00	\$67,487.00	\$11,061.00	\$116,175.00	\$116,175.00
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 15,410.16		\$ (147.76)	\$ (634.05)	\$ 14,628.35	\$ 5,339.61	\$ 875.30	\$ 9,195.25	\$ 5,068.65	\$ 830.90	\$ 8,728.80	\$ 8,728.80
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 126,520.80		\$ (1,214.60)	\$ (5,060.80)	\$ 120,245.40	\$ 43,844.80	\$ 7,186.40	\$ 75,489.60	\$ 41,670.10	\$ 6,829.95	\$ 71,745.35	\$ 71,745.35
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 34,793.22		\$ (334.01)	\$ (1,391.72)	\$ 33,067.49	\$ 12,057.32	\$ 1,976.26	\$ 20,759.64	\$ 11,459.24	\$ 1,878.25	\$ 19,730.00	\$ 19,730.00
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 11,070.57		\$ (106.28)	\$ (442.82)	\$ 10,521.47	\$ 3,836.42	\$ 628.81	\$ 6,605.34	\$ 3,646.12	\$ 597.60	\$ 6,277.75	\$ 6,277.75
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 7,515.44		\$ (73.02)	\$ (213.70)	\$ 7,228.72	\$ 2,604.04	\$ 426.90	\$ 4,484.50	\$ 2,504.67	\$ 410.60	\$ 4,313.45	\$ 4,313.45
6	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 1,581.51		\$ (15.50)	\$ (31.63)	\$ 1,534.38	\$ 548.06	\$ 89.83	\$ 943.62	\$ 531.68	\$ 87.15	\$ 915.55	\$ 915.55
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 196,891.70	\$ -	\$ (1,891.17)	\$ (7,774.72)	\$ 187,225.81	\$ 68,230.25	\$ 11,183.50	\$ 117,477.95	\$ 64,880.46	\$ 10,634.45	\$ 111,710.90	\$ 111,710.90

Assessment Roll = \$207,177.81

Admin: 71,795.86
 Maint: 11,767.73
 Debt: 123,614.22
 Total 207,177.81

Note: \$207,152, \$71,795, \$11,767, and \$123,590 are 2021/2022 Budgeted assessments before discounts and fees.
 \$194,723, \$67,487, \$11,061 and \$116,175 are 2021/2022 Budgeted assessments after discounts and fees.

\$ 196,891.70	
\$ -	\$ 187,225.81
\$ (68,230.25)	\$ (64,880.46)
\$ (11,183.50)	\$ (10,634.45)
\$ -	\$ -
\$ (117,477.95)	\$ (111,710.90)
\$ -	\$ -