



**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
JUNE 6, 2022  
7:00 P.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**  
At the Gazebo in Century Park Place  
420 SW 91<sup>st</sup> Place  
Miami, Florida 33174  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 6, 2022  
7:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Appointment to Vacancies
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- 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. April 4, 2022 Special Board Meeting.....Page 2
- J. Old Business
  - 1. Update Regarding the West Entrance at SW 92<sup>nd</sup> Avenue
- K. New Business
  - 1. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Meeting Schedule....Page 6
  - 2. Consider Resolution No. 2022-03 – Ratifying Change in Public Hearing Location.....Page 8
  - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 9
- L. Public Hearing
  - 1. Proof of Publication.....Page 13
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 14
- M. Administrative & Operational Matters
  - 1. Financial Update.....Page 21
  - 2. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline:  
July 1, 2022
- N. Board Member & Staff Closing Comments
- O. 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:

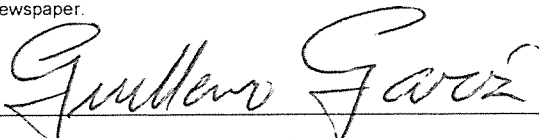
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

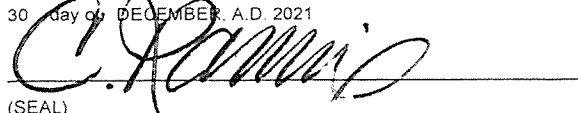
in the XXXX Court,  
was published in said newspaper in the issues of

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.

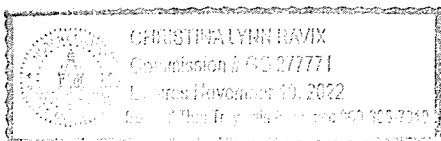


Sworn to and subscribed before me this  
30 day of DECEMBER, A.D. 2021



(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](http://www.centuryparkplacecdd.org)  
12/30

21-196/0000570796M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
APRIL 4, 2022**

**A. CALL TO ORDER**

Mrs. Perez called the April 4, 2022, Special Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:00 p.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 April 4, 2022, Special Board Meeting had been published in the *Miami Daily Business Review* on March 24, 2022, 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.

Also present was District resident Ray Rodriguez.

**D. SEAT ELECTED BOARD MEMBERS**

**SEAT # 2**

A **MOTION** was made by Supervisor Paradela, seconded by Supervisor Cruz and unanimously passed appointing Ray Rodriguez to fill the vacancy and unexpired term of office in **Seat No. 2**, which term expires in 2023. Mr. Rodriguez will have his Oath of Office taken during the next meeting, once all the required documentation has been confirmed.

**E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

This item was tabled until the next meeting.

**F. ELECTION OF OFFICERS**

This item was tabled until the next meeting.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

Mrs. Perez added two items to the agenda:

K.2 – Proposed Meeting Schedule Changes and K.3 – Stormwater Management System Update.

## **H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **I. APPROVAL OF MINUTES**

### **1. October 25, 2021, Public Hearing & Special Board Meeting**

Mrs. Perez presented the minutes of the October 25, 2021, Public Hearing & Special 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 October 25, 2021, Public Hearing & Special Board Meeting, as presented.

## **J. OLD BUSINESS**

### **1. Discussion Regarding West Entrance at SW 92<sup>nd</sup> Avenue**

A discussion ensued after which the Board directed District management to notify Miami-Dade County regarding the missing sidewalk flares located on either side of the entrance/exit located off of SW 92<sup>nd</sup> Avenue, as shown on the permitted set of plans.

## **K. NEW BUSINESS**

### **1. Consider Resolution No. 2022-01 – Proposed Budget for Fiscal Year 2022/2023 and Setting the Public Hearing**

Mrs. Perez presented Resolution No. 2022-01, entitled:

#### **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**

Mrs. Perez advised that the Administrative Budget was higher than last year. At the request of the Board, Supervisor Fees have been added to the budget. This is the second year of the 20 year Pavement Replacement Project sinking fund and since material costs have increased, the amount allocated has been increased to \$4,346 per year. The Miscellaneous Maintenance line item has been reduced to keep overall assessments lower than the current assessment. Estimated available funds anticipated for 9-30-22 are \$45,000.00, should no unforeseen expenses occur. No carryover balance has been applied to this budget. Because the overall presented assessment for 2022/2023 is currently lower than the 2021/2022 assessment, no letters to the residents would be required.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2022-01, as presented, approving a Proposed Budget for FY 2022/2023 and Setting the Public Hearing for finalization for June 6, 2022, at 7:00 p.m. at the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174; and further authorizing the required advertisement.

A discussion then ensued and the Board directed District management to take the following actions during the preparation of the next FY 2023/2024 Proposed Budget: adding the cost to maintain the Stormwater Management System and removing this responsibility from the Association management agreement via an amendment.

## **2. Proposed Meeting Schedule Changes**

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed changing the current meeting schedule as follows: from the current 2nd Wednesday of the month at 10:30 a.m. to the 1st Monday of the month with the new start time of 7:00 p.m.

## **3. Stormwater Management System Update**

Mrs. Perez advised the Board that the Stormwater Management System had been inspected in late January and was found to be in good condition and not requiring any cleaning at this time.

## **L. 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 February 28, 2022, were \$101,452.09.

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

### **2. 2021 Form 1 – Statement of Financial Interests**

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

### **3. Statement of Financial Interests – 2020 Form 1**

Mrs. Perez noted that the Board Members should be receiving in the mail their 2021 Form 1 – Statement of Financial Interests and to complete and mail or hand-deliver it to the Supervisor of Elections' office no later than the July 1, 2022, deadline.

## **M. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

## **N. ADJOURNMENT**

There being no further business to conduct, a **MOTION** was made by Supervisor Cruz, seconded by Supervisor Paradela and unanimously passed to adjourn the Special Board Meeting at 7:35 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 6<sup>th</sup> day of June, 2022.

**ATTEST:**

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 \_\_\_\_\_, located at \_\_\_\_\_, Miami, Florida \_\_\_\_\_ at 7:00pm on the following dates:

**November 7, 2022**

**March 6, 2023**

**May 8, 2023\***

**August 7, 2023**

*\*Change of 1st Monday of the Month to accommodate the Final Budget PH 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.

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/2022**

## **RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-01 TO CHANGE THE LOCATION OF THE PUBLIC HEARING, FROM THE CENTURY PARK CLUBHOUSE TO THE ENCLAVE COMMUNITY POOL AREA GAZEBO, LOCATED AT 300 SW 87<sup>TH</sup> PATH, MIAMI, FLORIDA 33174; AND RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RE-LOCATING AND RE-NOTICING THE MEETING AND PUBLIC HEARING ON THE FISCAL YEAR 2022-2023 BUDGET AND LEVY OF SPECIAL ASSESSMENTS.**

**WHEREAS**, the District Manager has heretofore prepared and submitted a proposed budget to the Board for Fiscal Year 2022/2023; and

**WHEREAS**, the Board of Supervisors (the “Board”), considered said proposed budget at its regular meeting of April 4, 2022, and approved Resolution 2022-01 approving the proposed budget for the District and setting the public hearing thereon for June 6, 2022, at 10:30 a.m. at the Century Park Clubhouse, located at 8950 West Flagler Street, Miami, Florida 33174; and

**WHEREAS**, the District Manager, to ensure an accessible public meeting place for the public hearing, has relocated the place of the public hearing to the Enclave Community Pool Area Gazebo, located adjacent to the District at 300 SW 87th Path, Miami, FL 33174, at the same time as provided in Resolution 2022-01, and caused notice thereof to be provided pursuant to Florida law.

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

**SECTION 1.** Resolution 2022-01 is hereby amended to reflect the changed location of the public hearing on the adoption of the proposed Fiscal Year 2022/2023. All other provisions of Resolution 2022-01 not specifically amended by this resolution shall remain unchanged.

**SECTION 2.** The action of the District Manager in re-locating and re-noticing the public hearing is hereby ratified and approved.

**PASS, ADOPTED, and EFFECTIVE** this 6<sup>th</sup> day of June 2022.

**ATTEST:**

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_  
Chairman/ Vice- Chairman

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2021/2022, 2022/2023 and 2023/2024  
With Two Year Option (2024/2025 and 2025/2026)  
Miami-Dade County, Florida**

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than August 23, 2022 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit five (5) copies of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Century Park Place Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1.     *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2.     *Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3.     *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4.     *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5.     *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

## Miscellaneous Notices



Published in Miami Daily Business Review on May 19, 2022

### Location

Miami-Dade County, Florida

### Notice Text

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

The Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 6, 2022, at 7:00 p.m., or as soon thereafter as can be heard, at the Gazebo in Century Park Place located at 420 SW 91st Place, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)) or from the District Manager at [gperez@sdsinc.org](mailto:gperez@sdsinc.org) 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 this 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](http://www.centuryparkplacecdd.org)

5/19-26 22-80/0000597908M

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 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 2022/2023 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 2022/2023 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 6<sup>th</sup> day of June, 2022.

**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 2022/2023  
October 1, 2022 - September 30, 2023**

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- III      DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2022/2023 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	72,630
MAINTENANCE ASSESSMENTS	10,916
DEBT ASSESSMENTS	123,590
INTEREST INCOME	60
<b>TOTAL REVENUES</b>	<b>\$ 207,196</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
ENGINEERING/INSPECTIONS	1,500
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	4,346
INFRASTRUCTURE MAINTENANCE	665
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 10,261</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 68,332</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,593</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,603</b>
BOND PAYMENTS	(116,175)
<b>BALANCE</b>	<b>\$ 12,428</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,143)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
<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 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 207,518</b>	<b>\$ 207,212</b>	<b>\$ 207,196</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
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
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 9,955</b>	<b>\$ 11,061</b>	<b>\$ 10,261</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 61,494</b>	<b>\$ 67,547</b>	<b>\$ 68,332</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 71,449</b>	<b>\$ 78,608</b>	<b>\$ 78,593</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 136,069</b>	<b>\$ 128,604</b>	<b>\$ 128,603</b>	
BOND PAYMENTS	(117,843)	(116,175)	(116,175)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 18,226</b>	<b>\$ 12,429</b>	<b>\$ 12,428</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,553</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,553</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7	25	25	Projected Interest For 2022/2023
NAV Tax Collection	117,843	116,175	116,175	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 117,850</b>	<b>\$ 116,200</b>	<b>\$ 116,200</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 111,025</b>	<b>\$ 116,200</b>	<b>\$ 116,200</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 6,825</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 1/1/2022 =	\$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
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Century Park Place  
Community Development District

**Financial Report For  
April 2022**

# Century Park Place Community Development District

## Budget vs. Actual

October 2021 through April 2022

	Oct 21 - April 22	21/22 Budget	\$ Over Budget	% of Budget
<b>Income</b>				
01-3100 · Administrative Assessments	70,020.02	71,795.00	-1,774.98	97.53%
01-3200 · Maintenance Assessments	11,475.65	11,767.00	-291.35	97.52%
01-3810 · Debt Assessments	120,546.90	123,590.00	-3,043.10	97.54%
01-3820 · Debt Assess-Paid To Trustee	-114,749.20	-116,175.00	1,425.80	98.77%
01-3830 · Assessment Fees	-1,942.60	-4,143.00	2,200.40	46.89%
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)	6.06	60.00	-53.94	10.1%
<b>Total Income</b>	<b>77,582.11</b>	<b>78,608.00</b>	<b>-1,025.89</b>	<b>98.7%</b>
<b>Expense</b>				
01-2481 · Supervisor Fees	400.00	4,000.00	-3,600.00	10.0%
01-2482 · Payroll Tax Expense	30.60	306.00	-275.40	10.0%
01-1310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
01-1311 · Management Fees	18,676.00	32,016.00	-13,340.00	58.33%
01-1315 · Legal Fees	3,015.00	9,000.00	-5,985.00	33.5%
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	501.23	775.00	-273.77	64.68%
01-1512 · Miscellaneous	285.32	1,050.00	-764.68	27.17%
01-1513 · Postage and Delivery	122.22	250.00	-127.78	48.89%
01-1514 · Office Supplies	143.60	375.00	-231.40	38.29%
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%
<b>Total Expense</b>	<b>29,054.97</b>	<b>78,608.00</b>	<b>-49,553.03</b>	<b>36.96%</b>
<b>Net Income</b>	<b>48,527.14</b>	<b>0.00</b>	<b>48,527.14</b>	<b>100.0%</b>



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

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Apr-22</b>	<b>Year To Date Actual 10/1/21 - 4/30/22</b>
<b>REVENUES</b>			
Administrative Assessments	71,795	1,783	70,020
Maintenance Assessments	11,767	292	11,476
Debt Assessments	123,590	3,069	120,547
Interest Income	60	1	6
<b>Total Revenues</b>	<b>\$ 207,212</b>	<b>\$ 5,145</b>	<b>\$ 202,049</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	4,000	200	400
Payroll Taxes	306	15	31
Management	32,016	2,668	18,676
Legal	9,000	0	3,015
Assessment Roll	6,750	0	0
Audit Fees	3,400	0	0
Insurance	5,800	0	5,706
Legal Advertisements	775	0	501
Miscellaneous	1,050	60	285
Postage	250	37	122
Office Supplies	375	41	144
Dues & Subscriptions	175	0	175
Trustee Fees	3,300	0	0
Continuing Disclosure Fee	350	0	0
<b>Total Administrative Expenditures</b>	<b>\$ 67,547</b>	<b>\$ 3,021</b>	<b>\$ 29,055</b>
<b>Maintenance Expenditures</b>			
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
<b>Total Maintenance Expenditures</b>	<b>\$ 11,061</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 78,608</b>	<b>\$ 3,021</b>	<b>\$ 29,055</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 128,604</b>	<b>\$ 2,124</b>	<b>\$ 172,994</b>
Bond Payments	(116,175)	(3,038)	(114,749)
<b>BALANCE</b>	<b>\$ 12,429</b>	<b>\$ (914)</b>	<b>\$ 58,245</b>
County Appraiser & Tax Collector Fee	(4,143)	(52)	(1,943)
Discounts For Early Payments	(8,286)	0	(7,775)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (966)</b>	<b>\$ 48,527</b>

Bank Balance As Of 4/30/22	<b>\$ 102,864.60</b>
Accounts Payable As Of 4/30/22	<b>\$ 6,604.39</b>
Accounts Receivable As Of 4/30/22	<b>\$ -</b>
Reserve For Pavement Replacement As Of 4/30/22	<b>\$ -</b>
Available Funds As Of 4/30/22	<b>\$ 96,260.21</b>

# 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	Int - 1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 6.81			\$ 6.81	\$ 6.81			\$ 6.81			\$ -
8	7	Miami-Dade Tax Collector	04/12/22	NAV Taxes	\$ 5,143.17		\$ (51.43)		\$ 5,091.74	\$ 1,782.07	\$ 292.15	\$ 3,068.95	\$ 1,764.24	\$ 289.20	\$ 3,038.30	\$ 3,038.30
9	Int - 2	Miami-Dade Tax Collector	04/27/22	Interest		\$ 0.89			\$ 0.89	\$ 0.89			\$ 0.89			\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 202,034.87	\$ 7.70	\$ (1,942.60)	\$ (7,774.72)	\$ 192,325.25	\$ 70,020.02	\$ 11,475.65	\$ 120,546.90	\$ 66,652.40	\$ 10,923.65	\$ 114,749.20	\$ 114,749.20

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.

\$ 202,034.87	
\$ 7.70	\$ 192,325.25
\$ (70,020.02)	\$ (66,652.40)
\$ (11,475.65)	\$ (10,923.65)
\$ -	\$ -
\$ (120,546.90)	\$ (114,749.20)
\$ -	\$ -