



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 6, 2023
7:00 P.M.**

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

www.centuryparkplacecdd.org
786-347-2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
REGULAR BOARD MEETING
March 6, 2023
7:00 p.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. November 7, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding the Requested Repairs to the Miami-Dade County Sidewalk located at the West Entrance at SW 92nd Avenue
- H. New Business
 - 1. Consider Approval of District Counsel Request for Adjustment to Fee Structure.....Page 6
 - 2. Consider Approval of District Engineer Request for Adjustment of Fee Structure.....Page 8
 - 3. Consider Approval of Resolution No. 2023-01 – Approving a Proposed Budget for FY 2023/2024 and Setting a Public Hearing.....Page 10
 - 4. Consider Approval of Amendment to Association Maintenance Agreement
- I. Administrative & Operational Matters
 - 1. Financial Update.....Page 24
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING
SCHEDULE

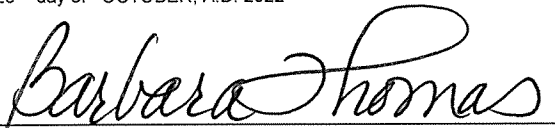
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/25/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

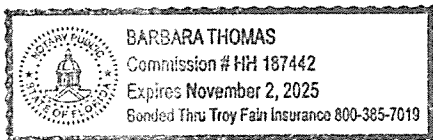


Sworn to and subscribed before me this
25 day of OCTOBER, A.D. 2022



(SEAL)

MARIA MESA personally known to me



**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 Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174 at 7:00 p.m. on the following dates:

**November 7, 2022
March 6, 2023
May 8, 2023
August 7, 2023**

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
10/25

22-09/0000626982M

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 7, 2022**

A. CALL TO ORDER

Mrs. Perez called the November 7, 2022, Regular Board Meeting of the Century Park Place Community Development District (the “District”) to order at 7:01 p.m. at the Gazebo in Century Park Place located at 420 SW 91st Place, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 25, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairman Diego Cruz and Supervisors Leonardo Ferrer and Ray Rodriguez and it was in order to proceed with the meeting.

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

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. June 6, 2022, Public Hearing & Regular Board Meeting

The June 6, 2022, Public Hearing & Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and passed unanimously approving the June 6, 2022, Public Hearing & Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding West Entrance at SW 92nd Avenue

Mrs. Perez advised of the communications that had been forwarded to Miami-Dade County requesting a status update on requested repairs.

H. NEW BUSINESS

1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget

Mrs. Perez presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2022-05, adopting a Fiscal Year 2021/2022 Amended Budget.

2. Qualified Voters Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 191 registered voters who reside in the District as of May 2022. Since the District has not reached the qualified elector threshold, it will continue to elect Board Members by the landowner election process.

I. AUDITOR SELECTION COMMITTEE

1. Ranking of Proposals/Consider Selection of an Auditor

Mrs. Perez then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

Mrs. Perez noted that the purpose of the Audit Committee meeting was to rank and recommend, in order of preference, the auditor proposals. She explained that only two firms had responded and therefore the Board would need to formally waive the three or more proposals requirement followed by ranking the recommendations. A discussion ensued after which:

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed waiving the three or more proposals requirement, followed by ranking Nowlen Holt & Miner as number one (1) and Grau & Associates as number two (2) and both as qualified to perform the auditing services.

There being no further Audit Committee business to conduct, Mrs. Perez adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed to engage the auditing firm of Nowlen, Holt & Miner, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2022, September 30, 2023, and September 30, 2024, at the following rates:

Audit for fiscal year ended September 30, 2022, in the amount of \$3,400;
Audit for fiscal year ending September 30, 2023, in the amount of \$3,500; and
Audit for fiscal year ending September 30, 2024, in the amount of \$3,600

and further authorizing District management to negotiate fees for the fiscal years ending 2025 and 2026, as proposed by Grau & Associates at \$3,600 and \$3,600, respectively.

J. 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, 2022, were \$63,442.27.

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

2. Accept and Receive 20-Year Stormwater Needs Analysis

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer's Report for the Board's review and records.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Rodriguez and unanimously passed accepting and receiving the District's 20-Year Stormwater Needs Analysis, as presented.

K. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

L. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:18 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Rodriguez and passed unanimously.

Secretary

Chairperson

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

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DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
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CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 2, 2023

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenur, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Century Park Place Community Development District
Our File: 1021.17099**

Dear Gloria:

This firm's current fee structure has been in place since 2017. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

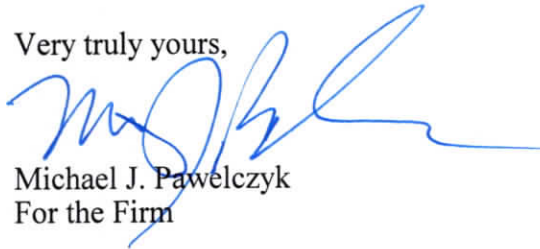
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 22.1% increase since the year 2017 and we have not raised our fees during that time.

Ms. Gloria Perez
February 2, 2023
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Century Park Place Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

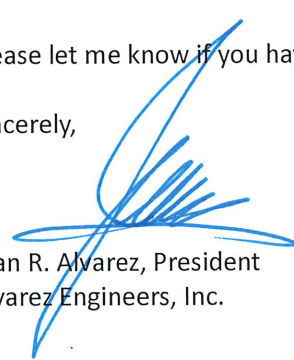
Reference: Century Park Place Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: gperez@sdsinc.org

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated August 1, 2017, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Century Park Place CDD			
Current 2017 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 175.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
CADD	\$ 95.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

Staff Classification

Principal
Senior Engineer
Engineer 2
Engineer 1
Electrical Engineer
Engineer Intern
Senior Designer
CADD/Computer Technician
Senior Engineering Technician
Engineering Technician
Senior Administrative
Administrative

Definition

Professional Engineer with 20+ years of post registration experience
Professional Engineer with 10+ years of post registration experience
Professional Engineer with 5+ years of post registration experience
Professional Engineer with 0+ years of post registration experience
Electrical Engineer with 2+ years of post-graduate experience
Entry level with engineering degree; Engineering Intern License
15+ years of design experience, non-registered
Design and Drafting with 1+ year of experience
5+ years of experience
Entry level, with 0-4 years of experience
Degreed executive assistant with 8+ years of experience
Secretary / Clerical

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 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 2023/2024; 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 2023/2024 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 8, 2023

HOUR: 7:00 p.m.

LOCATION: Big Five Club
600 SW 92nd Avenue
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 6th day of March, 2023.

ATTEST:

**CENTURY PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”**: Fiscal Year 2023/2024 Budget

Century Park Place Community Development District

Scenario 1 - With Road Maintenance

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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

PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	63,039
MAINTENANCE ASSESSMENTS	20,495
DEBT ASSESSMENTS	123,590
INTEREST INCOME	480
TOTAL REVENUES	\$ 207,604
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	2,000
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	7,050
STORMWATER MANAGEMENT RESERVE	3,800
ROAD MAINTENANCE	2,000
INFRASTRUCTURE MAINTENANCE	665
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 19,265
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	33,960
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,500
INSURANCE	6,600
LEGAL ADVERTISING	775
MISCELLANEOUS	750
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,891
TOTAL EXPENDITURES	\$ 91,156
REVENUES LESS EXPENDITURES	\$ 116,448
BOND PAYMENTS	(116,175)
BALANCE	\$ 273
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,142)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
EXCESS/ (SHORTFALL)	\$ (12,154)
CARRYOVER FROM PRIOR YEAR	12,154
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	71,968	72,630	63,039	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	11,767	10,916	20,495	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
INTEREST INCOME	10	60	480	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 207,359	\$ 207,196	\$ 207,604	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,575	1,500	2,000	\$500 Increase From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2022/2023 Budget
PAVEMENT REPLACEMENT RESERVE	0	4,346	7,050	Twenty Year Project (Third Year)
STORMWATER MANAGEMENT RESERVE	0	0	3,800	Five Year Project (First Year)
ROAD MAINTENANCE	0	0	2,000	Road Maintenance
INFRASTRUCTURE MAINTENANCE	0	665	665	No Change From 2022/2023 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,575	\$ 10,261	\$ 19,265	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	600	4,000	4,000	Supervisor Fees
PAYROLL TAXES	46	306	306	Supervisor Fees * 7.65%
MANAGEMENT	32,016	32,976	33,960	CPI Adjustment (Capped At 3%)
LEGAL	7,990	9,000	9,000	No Change From 2022/2023 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,400	3,500	3,500	Accepted Amount For 2022/2023 Budget
INSURANCE	5,706	5,900	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	860	775	775	No Change From 2022/2023 Budget
MISCELLANEOUS	503	775	750	\$25 Decrease From 2022/2023 Budget
POSTAGE	193	200	200	No Change From 2022/2023 Budget
OFFICE SUPPLIES	242	325	325	No Change From 2022/2023 Budget
MEETING VENUE RENTAL	0	0	1,000	Meeting Venue Rental
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,187	3,300	4,200	\$900 Increase From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 63,018	\$ 68,332	\$ 71,891	
TOTAL EXPENDITURES	\$ 64,593	\$ 78,593	\$ 91,156	
REVENUES LESS EXPENDITURES	\$ 142,766	\$ 128,603	\$ 116,448	
BOND PAYMENTS	(117,786)	(116,175)	(116,175)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 24,980	\$ 12,428	\$ 273	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,996)	(4,143)	(4,142)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,775)	(8,285)	(8,285)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,209	\$ -	\$ (12,154)	
CARRYOVER FROM PRIOR YEAR	0	0	12,154	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,209	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7	25	250	Projected Interest For 2023/2024
NAV Tax Collection	117,786	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 117,793	\$ 116,200	\$ 116,425	
EXPENDITURES				
Principal Payments	35,000	35,000	35,000	Principal Payments Due In 2024
Interest Payments	79,888	78,050	76,563	Interest Payments Due In 2024
Bond Redemption	0	3,150	4,862	Estimated Excess Debt Collections
Total Expenditures	\$ 114,888	\$ 116,200	\$ 116,425	
Excess/ (Shortfall)	\$ 2,905	\$ -	\$ -	

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 1/1/2023 = \$1,625,000

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 638.29	\$ 514.25	\$ 548.06	\$ 554.43	\$ 481.22
Maintenance	\$ -	\$ 123.69	\$ 89.83	\$ 83.33	\$ 156.45
<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	\$ 1,581.56	\$ 1,581.51	\$ 1,581.38	\$ 1,581.29

* 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

Scenario 2 - Without Road Maintenance

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	65,167
MAINTENANCE ASSESSMENTS	18,367
DEBT ASSESSMENTS	123,590
INTEREST INCOME	480
TOTAL REVENUES	\$ 207,604
EXPENDITURES	
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	
ENGINEERING/INSPECTIONS	2,000
MISCELLANEOUS MAINTENANCE	3,750
PAVEMENT REPLACEMENT RESERVE	7,050
STORMWATER MANAGEMENT RESERVE	3,800
INFRASTRUCTURE MAINTENANCE	665
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 17,265
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	306
MANAGEMENT	33,960
LEGAL	9,000
ASSESSMENT ROLL	6,750
AUDIT FEES	3,500
INSURANCE	6,600
LEGAL ADVERTISING	775
MISCELLANEOUS	750
POSTAGE	200
OFFICE SUPPLIES	325
MEETING VENUE RENTAL	1,000
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,200
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,891
TOTAL EXPENDITURES	\$ 89,156
REVENUES LESS EXPENDITURES	\$ 118,448
BOND PAYMENTS	(116,175)
BALANCE	\$ 2,273
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,142)
DISCOUNTS FOR EARLY PAYMENTS	(8,285)
EXCESS/ (SHORTFALL)	\$ (10,154)
CARRYOVER FROM PRIOR YEAR	10,154
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	71,968	72,630	65,167	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	11,767	10,916	18,367	Expenditures/.94
DEBT ASSESSMENTS	123,614	123,590	123,590	Bond Payments/.94
INTEREST INCOME	10	60	480	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 207,359	\$ 207,196	\$ 207,604	
EXPENDITURES				
MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS				
ENGINEERING/INSPECTIONS	1,575	1,500	2,000	\$500 Increase From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	0	3,750	3,750	No Change From 2022/2023 Budget
PAVEMENT REPLACEMENT RESERVE	0	4,346	7,050	Twenty Year Project (Third Year)
STORMWATER MANAGEMENT RESERVE	0	0	3,800	Five Year Project (First Year)
INFRASTRUCTURE MAINTENANCE	0	665	665	No Change From 2022/2023 Budget
TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS	\$ 1,575	\$ 10,261	\$ 17,265	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	600	4,000	4,000	Supervisor Fees
PAYROLL TAXES	46	306	306	Supervisor Fees * 7.65%
MANAGEMENT	32,016	32,976	33,960	CPI Adjustment (Capped At 3%)
LEGAL	7,990	9,000	9,000	No Change From 2022/2023 Budget
ASSESSMENT ROLL	6,750	6,750	6,750	As Per Contract
AUDIT FEES	3,400	3,500	3,500	Accepted Amount For 2022/2023 Budget
INSURANCE	5,706	5,900	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	860	775	775	No Change From 2022/2023 Budget
MISCELLANEOUS	503	775	750	\$25 Decrease From 2022/2023 Budget
POSTAGE	193	200	200	No Change From 2022/2023 Budget
OFFICE SUPPLIES	242	325	325	No Change From 2022/2023 Budget
MEETING VENUE RENTAL	0	0	1,000	Meeting Venue Rental
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,187	3,300	4,200	\$900 Increase From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 63,018	\$ 68,332	\$ 71,891	
TOTAL EXPENDITURES	\$ 64,593	\$ 78,593	\$ 89,156	
REVENUES LESS EXPENDITURES	\$ 142,766	\$ 128,603	\$ 118,448	
BOND PAYMENTS	(117,786)	(116,175)	(116,175)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 24,980	\$ 12,428	\$ 2,273	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,996)	(4,143)	(4,142)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(7,775)	(8,285)	(8,285)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,209	\$ -	\$ (10,154)	
CARRYOVER FROM PRIOR YEAR	0	0	10,154	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,209	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7	25	250	Projected Interest For 2023/2024
NAV Tax Collection	117,786	116,175	116,175	Maximum Debt Service Collection
Total Revenues	\$ 117,793	\$ 116,200	\$ 116,425	
EXPENDITURES				
Principal Payments	35,000	35,000	35,000	Principal Payments Due In 2024
Interest Payments	79,888	78,050	76,563	Interest Payments Due In 2024
Bond Redemption	0	3,150	4,862	Estimated Excess Debt Collections
Total Expenditures	\$ 114,888	\$ 116,200	\$ 116,425	
Excess/ (Shortfall)	\$ 2,905	\$ -	\$ -	

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 1/1/2023 = \$1,625,000

Century Park Place Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 638.29	\$ 514.25	\$ 548.06	\$ 554.43	\$ 497.46
Maintenance	\$ -	\$ 123.69	\$ 89.83	\$ 83.33	\$ 140.21
<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	\$ 1,581.56	\$ 1,581.51	\$ 1,581.38	\$ 1,581.29

* 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
January 2023**

Century Park Place Community Development District
Profit & Loss Budget vs. Actual
October 2022 through January 2023

	Oct '22 - Jan 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	67,501.09	72,630.00	-5,128.91	92.94%
01-3200 · Maintenance Assessments	10,145.48	10,916.00	-770.52	92.94%
01-3810 · Debt Assessments	114,884.37	123,590.00	-8,705.63	92.96%
01-3820 · Debt Assess-Paid To Trustee	-109,238.75	-116,175.00	6,936.25	94.03%
01-3830 · Assessment Fees	-1,849.18	-4,143.00	2,293.82	44.63%
01-3831 · Assessment Discounts	-7,612.46	-8,285.00	672.54	91.88%
01-9410 · Interest Income (GF)	546.02	60.00	486.02	910.03%
Total Income	74,376.57	78,593.00	-4,216.43	94.64%
Expense				
01-1310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
01-1311 · Management Fees	10,992.00	32,976.00	-21,984.00	33.33%
01-1315 · Legal Fees	1,795.00	9,000.00	-7,205.00	19.94%
01-1318 · Assessment/Tax Roll	0.00	6,750.00	-6,750.00	0.0%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
01-1450 · Insurance	6,134.00	5,900.00	234.00	103.97%
01-1480 · Legal Advertisements	103.68	775.00	-671.32	13.38%
01-1512 · Miscellaneous	98.92	775.00	-676.08	12.76%
01-1513 · Postage and Delivery	54.35	200.00	-145.65	27.18%
01-1514 · Office Supplies	34.90	325.00	-290.10	10.74%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	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	665.00	-665.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	1,600.00	4,000.00	-2,400.00	40.0%
01-2483 · Pavement Replacement Reserve	0.00	4,346.00	-4,346.00	0.0%
02-2482 · Payroll Tax Expense	122.40	306.00	-183.60	40.0%
Total Expense	21,110.25	78,593.00	-57,482.75	26.86%
Net Income	53,266.32	0.00	53,266.32	100.0%

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jan-23	Year To Date Actual 10/1/22 - 1/31/23
REVENUES			
Administrative Assessments	72,630	3,466	67,501
Maintenance Assessments	10,916	521	10,145
Debt Assessments	123,590	5,899	114,884
Interest Income	60	0	546
Total Revenues	\$ 207,196	\$ 9,886	\$ 193,076
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	1,600
Payroll Taxes	306	0	122
Management	32,976	2,748	10,992
Legal	9,000	0	1,795
Assessment Roll	6,750	0	0
Audit Fees	3,500	0	0
Insurance	5,900	0	6,134
Legal Advertisements	775	0	104
Miscellaneous	775	13	99
Postage	200	0	54
Office Supplies	325	4	35
Dues & Subscriptions	175	0	175
Trustee Fees	3,300	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	\$ 68,332	\$ 2,765	\$ 21,110
Maintenance Expenditures			
Engineering/Inspections	1,500	0	0
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	4,346	0	0
Infrastructure Maintenance	665	0	0
Total Maintenance Expenditures	\$ 10,261	\$ -	\$ -
TOTAL EXPENDITURES	\$ 78,593	\$ 2,765	\$ 21,110
REVENUES LESS EXPENDITURES	\$ 128,603	\$ 7,121	\$ 171,966
Bond Payments	(116,175)	(5,665)	(109,239)
BALANCE	\$ 12,428	\$ 1,456	\$ 62,727
County Appraiser & Tax Collector Fee	(4,143)	(96)	(1,849)
Discounts For Early Payments	(8,285)	(297)	(7,612)
EXCESS/ (SHORTFALL)	\$ -	\$ 1,063	\$ 53,266

Bank Balance As Of 1/31/23	\$ 125,138.55
Accounts Payable As Of 1/31/23	\$ 8,929.96
Accounts Receivable As Of 1/31/23	\$ -
Reserve For Pavement Replacement As Of 1/31/23	\$ 2,936.00
Available Funds As Of 1/31/23	\$ 113,272.59

CENTURY PARK PLACE CDD

TAX COLLECTIONS

2022-2023

#	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
									\$207,136.00	\$72,630.00	\$10,916.00	\$ 123,590.00	\$72,630.00	\$10,916.00	\$123,590.00	
									\$194,768.00	\$68,332.00	\$10,261.00	\$ 116,175.00	\$68,332.00	\$10,261.00	\$116,175.00	\$116,175.00
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 15,018.97		\$ (144.08)	\$ (610.63)	\$ 14,264.26	\$ 5,265.62	\$ 791.50	\$ 8,961.85	\$ 5,001.01	\$ 751.70	\$ 8,511.55	\$ 8,511.55
2	2	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 164,463.52		\$ (1,578.85)	\$ (6,578.77)	\$ 156,305.90	\$ 57,660.72	\$ 8,666.32	\$ 98,136.48	\$ 54,800.65	\$ 8,236.40	\$ 93,268.85	\$ 93,268.85
3	3	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 3,162.76		\$ (30.36)	\$ (126.50)	\$ 3,005.90	\$ 1,108.86	\$ 166.66	\$ 1,887.24	\$ 1,053.80	\$ 158.40	\$ 1,793.70	\$ 1,793.70
4	4	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 9,885.69		\$ (95.89)	\$ (296.56)	\$ 9,493.24	\$ 3,465.89	\$ 521.00	\$ 5,898.80	\$ 3,328.24	\$ 500.35	\$ 5,664.65	\$ 5,664.65
5									\$ -							\$ -
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 192,530.94	\$ -	\$ (1,849.18)	\$ (7,612.46)	\$ 183,069.30	\$ 67,501.09	\$ 10,145.48	\$ 114,884.37	\$ 64,183.70	\$ 9,646.85	\$ 109,238.75	\$ 109,238.75

Assessment Roll = \$207,160.78

Admin: 72,630.33
 Maint: 10,916.23
Debt: 123,614.22
 Total 207,160.78

Note: \$207,136, \$72,630, \$10,916, and \$123,590 are 2022/2023 Budgeted assessments before discounts and fees.
 \$194,768, \$68,332, \$10,261 and \$116,175 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 192,530.94	
\$ -	\$ 183,069.30
\$ (67,501.09)	\$ (64,183.70)
\$ (10,145.48)	\$ (9,646.85)
\$ -	\$ -
\$ (114,884.37)	\$ (109,238.75)
\$ -	\$ -