



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 8, 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 & PUBLIC HEARING
May 8, 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. March 6, 2023 Regular Board MeetingPage 2
- G. New Business
 - 1. Consider Approval of Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 7
- H. Old Business
 - 1. Update Regarding the Requested Repairs to the Miami-Dade County Sidewalk located at the West Entrance at SW 92nd Avenue
- I. Public Hearing
 - 1. Proof of Publication.....Page 9
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 10
- J. Administrative & Operational Matters
 - 1. Financial Update.....Page 17
 - 2. Reminder of Statement of Financial Interests Disclosure 2022 Form 1, Filing Deadline: July 1, 2023
 - 3. Qualified Elector (Registered Voter) Certification Announcement.....Page 21
 - 4. Announce Landowners Meeting – November 6, 2023
- K. Board Member & Staff Closing Comments
- L. 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

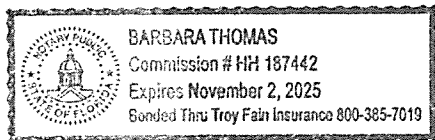
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

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

Barbara Thomas

(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
MARCH 6, 2023**

A. CALL TO ORDER

Mrs. Perez called the March 6, 2023, Regular Board Meeting of the Century Park Place Community Development District (the "District") to order at 7:04 p.m. at the Big Five Club located at 600 SW 92nd Avenue, 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.; and District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

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. November 7, 2022, Regular Board Meeting

The November 7, 2022, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and passed unanimously approving the November 7, 2022, 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. To summarize, in April 2022, District management notified the County (via "311" emails) about the concern over curb flares on the sidewalk. Since then, several emails were exchanged with different employees/departments of the County; however, none has clarified if this would be attended to or when.

In a response from October 27, 2022, Bruna Oliveira (Clerk 3 - Miami-Dade County) let us know that *"the referenced location is indeed the maintenance responsibility of the property owner"* Ronald replied to that communication, asking for clarity: *"The reported sidewalks are not part of any private property; they belong to Miami-Dade County. Does it mean that Miami-Dade County will fix it?"*

As of today, no response has been received. For this reason, on February 16, we wrote new District 6 Commissioner Kevin Marino Cabrera's office a detailed email requesting their assistance with this matter. We are now awaiting a response.

H. NEW BUSINESS

1. Consider District Counsel Request for Adjustment to Fee Structure

Pursuant to District Counsel's request, the letter was presented in the meeting book for review and consideration. The proposed rate increase will take effect April 1, 2023. Mr. George provided an overview and addressed the Board's questions.

Attorney	Current Rate	Proposed Rate	Increased Amount
Partner	\$275	\$300	\$25
Associate	\$225	\$250	\$25

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and passed unanimously approving District Counsel's request for an adjustment to the fee structure, as presented.

2. Consider District Engineer Request for Adjustment to Fee Structure

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	\$ 150.00	Engineer 2	\$ 160.00
Project Manager			
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
		Senior Designer	\$ 110.00
CADD	\$ 95.00	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	Definition
Principal	Professional Engineer with 20+ years of post registration experience
Senior Engineer	Professional Engineer with 10+ years of post registration experience
Engineer 2	Professional Engineer with 5+ years of post registration experience
Engineer 1	Professional Engineer with 0+ years of post registration experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ year of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level, with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and passed unanimously approving the District Engineer's request for an adjustment to the fee structure, as presented.

3. Consider Resolution No. 2023-01 – Adopting a Proposed Fiscal Year 2023/2024 Budget and Setting a Public Hearing

Mrs. Perez presented Resolution No. 2023-01, entitled:

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.

Mrs. Perez advised that the Administrative Budget was higher than last year. We have added a new line item for Meeting Venue Rental in the amount of \$1,000. At the request of the Board, Supervisor Fees were also added to the Budget. This is the third year of the 20-year Pavement Replacement Project Sinking Fund in the amount of \$7,050 (*this amount is subject to change based on the Engineer's recommendation*). At the direction of the Board during a meeting held last year we have set-up a five-year Stormwater Management Reserve line item using the 2022 District Engineer's Annual Report as a guide, thereby budgeting \$3,800. Estimated available funds at 9-30-23 are \$60,000, should no unforeseen expenses occur. This is in addition to the Pavement Replacement Reserve (currently at \$2,936).

Two scenarios have been presented for review and consideration.

Scenario 1: includes Road Maintenance in case the Board would like to assume the road maintenance and a carryover balance of \$12,154 has been applied.

Scenario 2: without Road Maintenance - in other words the road maintenance will remain under the HOA responsibility pursuant to the current maintenance agreement and a carryover balance of \$10,154 has been applied. Mrs. Pere also noted that the District did not have a carryover last year.

Because the overall presented assessment for 2023/2024 is currently lower than the 2022/2023 assessment, no letters to residents would be required.

A lengthy discussion ensued after which:

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2023-01, as presented, approving a Proposed Budget for FY 2023-2024, thereby selecting Scenario #2 and Setting the Public Hearing for finalization for May 8, 2023, at 7:00 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174; and further authorizing advertisement as required.

4. Consider Amendment to Association Maintenance Agreement

Mrs. Perez noted, during a previous meeting, the Board discussed the possibility of an amendment to the agreement with the Association, removing the responsibility of the maintenance of the stormwater management system and having the District assume said maintenance responsibility. It was also noted that the District had created a Pavement Replacement Reserve Sinking Fund to address said replacement in the future without having to impact the District with a large increase in the future. Additionally, Mrs. Perez noted that the day-to-day maintenance of the roads and street signage will remain with the Association under said agreement.

District management will conduct an inspection of the sidewalks.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and passed unanimously changing the responsibility of the maintenance of the stormwater management system and advising that the District had created a Pavement Replacement Reserve Sinking Fund to address said replacement in the future without having to impact the District with a large increase in the future.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly went over them, pointing out that available funds as of January 31, 2023, were \$113,272.59.

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

J. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

K. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:42 p.m. on a **MOTION** made by Supervisor Cruz, seconded by Supervisor Rodriguez and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of May, 2023.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 6, 2023

March 4, 2024

May 6, 2024

August 5, 2024

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/23

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 May 8, 2023, at 7:00 p.m., or as soon thereafter as can be heard, at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 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) or from the District Manager at 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

4/18-25 23-09/0000657407M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 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 2023/2024 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 2023/2024 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 8th day of May, 2023.

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 2023/2024
October 1, 2023 - September 30, 2024**

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- IV ASSESSMENT COMPARISON**

FINAL 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 FINAL 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 FINAL 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
April 2023**

Century Park Place Community Development District
Budget vs. Actual
October 2022 through April 2023

	Oct '22 - Apr 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessments	68,721.33	72,630.00	-3,908.67	94.62%
01-3200 · Maintenance Assessments	10,312.14	10,916.00	-603.86	94.47%
01-3810 · Debt Assessments	116,771.61	123,590.00	-6,818.39	94.48%
01-3820 · Debt Assess-Paid To Trustee	-111,079.15	-116,175.00	5,095.85	95.61%
01-3830 · Assessment Fees	-1,880.34	-4,143.00	2,262.66	45.39%
01-3831 · Assessment Discounts	-7,659.90	-8,285.00	625.10	92.46%
01-9410 · Interest Income (GF)	1,695.47	60.00	1,635.47	2,825.78%
Total Income	76,881.16	78,593.00	-1,711.84	97.82%
Expense				
01-1310 · Engineering	0.00	1,500.00	-1,500.00	0.0%
01-1311 · Management Fees	19,236.00	32,976.00	-13,740.00	58.33%
01-1315 · Legal Fees	2,795.00	9,000.00	-6,205.00	31.06%
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	226.25	775.00	-548.75	29.19%
01-1513 · Postage and Delivery	100.46	200.00	-99.54	50.23%
01-1514 · Office Supplies	63.25	325.00	-261.75	19.46%
01-1519 · Meeting Venue Rental	300.00	0.00	300.00	100.0%
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	2,000.00	4,000.00	-2,000.00	50.0%
01-2483 · Pavement Replacement Reserve	0.00	4,346.00	-4,346.00	0.0%
02-2482 · Payroll Tax Expense	153.00	306.00	-153.00	50.0%
Total Expense	31,286.64	78,593.00	-47,306.36	39.81%
Net Income	45,594.52	0.00	45,594.52	100.0%

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

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
REVENUES			
Administrative Assessments	72,630	0	68,721
Maintenance Assessments	10,916	0	10,312
Debt Assessments	123,590	0	116,772
Interest Income	60	0	1,695
Total Revenues	\$ 207,196	\$ -	\$ 197,500
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	2,000
Payroll Taxes	306	0	153
Management	32,976	2,748	19,236
Legal	9,000	0	2,795
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	20	226
Meeting Venue Rental	0	0	300
Postage	200	45	100
Office Supplies	325	7	63
Dues & Subscriptions	175	0	175
Trustee Fees	3,300	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	\$ 68,332	\$ 2,820	\$ 31,286
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	\$ 2,820	\$ 31,286
REVENUES LESS EXPENDITURES	\$ 128,603	\$ (2,820)	\$ 166,214
Bond Payments	(116,175)	0	(111,079)
BALANCE	\$ 12,428	\$ (2,820)	\$ 55,135
County Appraiser & Tax Collector Fee	(4,143)	0	(1,880)
Discounts For Early Payments	(8,285)	0	(7,660)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,820)	\$ 45,595

Bank Balance As Of 4/30/23	\$ 111,357.06
Accounts Payable As Of 4/30/23	\$ 2,820.27
Accounts Receivable As Of 4/30/23	\$ -
Reserve For Pavement Replacement As Of 4/30/23	\$ 2,936.00
Available Funds As Of 4/30/23	\$ 105,600.79

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	
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	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 111.38			\$ 111.38	\$ 111.38			\$ 111.38			\$ -
6	5	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 3,162.76		\$ (31.16)	\$ (47.44)	\$ 3,084.16	\$ 1,108.86	\$ 166.66	\$ 1,887.24	\$ 1,081.21	\$ 162.55	\$ 1,840.40	\$ 1,840.40
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 195,693.70	\$ 111.38	\$ (1,880.34)	\$ (7,659.90)	\$ 186,264.84	\$ 68,721.33	\$ 10,312.14	\$ 116,771.61	\$ 65,376.29	\$ 9,809.40	\$ 111,079.15	\$ 111,079.15

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.

\$ 195,693.70	
\$ 111.38	\$ 186,264.84
\$ (68,721.33)	\$ (65,376.29)
\$ (10,312.14)	\$ (9,809.40)
\$ -	\$ -
\$ (116,771.61)	\$ (111,079.15)
\$ -	\$ -

**QUALIFIED ELECTOR (REGISTERED VOTER)
CERTIFICATION ANNOUNCEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**