



**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 3, 2025  
10:30 A.M.**

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

[www.centuryparkplacecdd.org](http://www.centuryparkplacecdd.org)  
786-347-2711 Ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
Big Five Club  
600 SW 92<sup>nd</sup> Avenue  
Miami, Florida 33174  
**REGULAR BOARD MEETING**  
November 3, 2025  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Confirmation of Landowners' Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. June 26, 2025 Special Board Meeting & Public Hearing Minutes.....Page 3
- K. Old Business
- L. New Business
  - 1. Consider Approval of Resolution No. 2025-06 – Adopting a FY 2024/2025 Amended Budget.....Page 8
  - 2. Consider Approval of Resolution No. 2025-07 – Approval of Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories.....Page 13
  - 3. Consider Approval of Resolution No. 2025-08 – Goals & Objectives Annual Report.....Page 23
  - 4. Consider Approval of the Goals & Objectives Annual Report for FY 2025/2026  
(as shown on Exhibit A of Resolution No. 2025-08)
  - 5. Consider Approval of Audit Renewal.....Page 26
  - 6. Discussion Regarding HOA/Comcast Project
- M. Administrative & Operational Matters
  - 1. Financial Update.....Page 27
  - 2. Legislative Update.....Page 31
  - 3. Reminder of Required 2025 Annual Four [4] Hours of Ethics Training
- N. Board Member & Staff Closing Comments
- O. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57820	IPL0282521	Legal Ad - IPL0282521	Fiscal Year 2025/2026 Meeting Schedule	1.0	84.0L

ATTENTION: Century Park Place Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2025/2026  
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 10:30 p.m. on the following dates:

**November 3, 2025  
February 2, 2026  
March 2, 2026  
April 6, 2026  
May 4, 2026  
August 3, 2026**

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

W00000000  
Publication Dates

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
10/22/25 Print

[Print Tearsheet Link](#)

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*Amanda Rodela*



Amanda Rodela

*Mary Castro*



Sworn to and subscribed before  
me on

Oct 22, 2025, 11:25 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2025/2026  
REGULAR MEETING SCHEDULE**

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**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

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

W00000000  
Publication Dates

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & SPECIAL BOARD MEETING  
JUNE 26, 2025**

**A. CALL TO ORDER**

Mrs. Perez called the June 26, 2025, Special Board Meeting of the Century Park Place Community Development District (the “District”) to order at 10:31 a.m. at the Big Five Club located at 600 SW 92<sup>nd</sup> Avenue, Miami, Florida 33174.

**B. PROOF OF PUBLICATION**

Mrs. Perez presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Herald* on June 6, 2025, and June 13, 2025, as legally required.

**C. ESTABLISH A QUORUM**

Mrs. Perez determined that a quorum had been established with the attendance of the following Supervisors present:

Chairman Diego Cruz, Vice Chairman Ray Rodriguez and Supervisors Leonardo J. Ferrer (via phone) and Ray Rodriguez.

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

Also present was Gabriella Fernandez-Perez, Associate at Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADMINISTER OATH OF OFFICE**

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Ana M. Ibarra prior to the meeting’s commencement and provided Ms. Ibarra with the information on the Commission on Ethics and advised that she was individually responsible for filing, electronically, the Financial Disclosure Form-1 required for this year (2024 Form-1). Mrs. Perez also provided the newly appointed Supervisor with information regarding “Government in the Sunshine Law.” public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

**E. ELECTION OF OFFICERS**

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments to office and indicated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

A discussion ensued and the following slate of officers was nominated:

- Chairperson – Diego Cruz

- Vice Chairperson – Ray Rodriguez
- Assistant Secretary – Leonardo Ferrer
- Assistant Secretary – Ana M. Ibarra
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed electing the above slate of Officers, as nominated.

**F. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**H. APPROVAL OF MINUTES**

**1. April 24, 2025, Special Board Meeting**

Mrs. Perez provided via handout an updated version of the minutes for Board consideration. As District Counsel pointed out two typos in advance to the meeting. The corrected version was also updated on the District website prior to consideration.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and passed unanimously approving the minutes of the April 24, 2025, Special Board Meeting, as presented.

**I. OLD BUSINESS**

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

**J. NEW BUSINESS**

**1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Mrs. Perez presented Resolution No. 2025-04, entitled:

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

The meetings are scheduled to start at 10:30 a.m. on the following dates:

**November 3, 2025 Amended Budget & Landowners’ Meeting**

February 2, 2026 *Proposed Budget*  
March 2, 2026  
April 6, 2026 *Final Budget*  
May 4, 2026  
August 3, 2026

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2025-04, approving the Regular Meeting Schedule for Fiscal Year 2025/2026 by holding meetings at the Big Five Club located at 600 SW 92<sup>nd</sup> Avenue, Miami, Florida 33174 with a start time of 10:30 a.m. and further authorizes the advertisement of same, as required by law.

*Mrs. Perez then recessed the Special Board Meeting and simultaneously called to order the Public Hearing.*

**K. PUBLIC HEARING**  
**1. Proof of Publication**

Mrs. Perez presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on June 6, 2025, and June 13, 2025, as legally required.

**2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2025/2026 final budget and non-ad valorem special assessments.

*There being no comments from the public, the public comment portion of the Public Hearing was closed.*

**3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget**

Mrs. Perez presented Resolution No. 2025-05, entitled:

**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Rodriguez, seconded by Supervisor Cruz and unanimously passed adopting Resolution No. 2025-05, approving the Fiscal Year 2025/2026 Final Budget, as presented and setting the fiscal year 2025/2026 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

*There being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Special Board Meeting*

**L. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Financial Update**

Mrs. Perez presented the financial statement pointing out that available funds as of May 31, 2025, were \$110,688.74.

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

**2. Qualified Elector (Registered Voter) Certification Announcement**

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 218 registered voters who reside in the District as of April 29, 2025, and presented same. Since the District has not yet reached the qualified elector threshold of 250 electoral voters and it has marked its 8th year, it will continue to elect Board Members by the landowner election process.

*Supervisor Ferrer's call dropped off at approximately 10:40 a.m.*

**3. Announce Landowners' Meeting**

Mrs. Perez announced that the Landowners' Meeting would be held on November 3, 2025, at 10:30 a.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174, for the purpose of electing Supervisors to Seats 1, 4 & 5.

CH	Seat 1	Diego Cruz	Expires 2025
AS	Seat 4	Leonardo J. Ferrer	Expires 2025
AS	Seat 5	Ana M. Ibarra	Expires 2025

She also noted that the announcement of the Landowners' Meeting meets the statutory requirement of it being announced 90 days prior to the actual meeting. Landowner Meeting procedures, proxies and a sample ballot were also presented in the meeting materials.

**4. 2024 Form 1 – Statement of Financial Interests**

Mrs. Perez reminded the Board that this year's filing requirement was electronically. She noted that a completed 2024 Form 1 must be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System. She added that it appears that the department has already distributed reminders and links via email from Ethics Notification to File Form 1, Statement of Financial Interests.

**M. DISTRICT COUNSEL REPORT**



Mr. Cochran introduced himself and indicated that the Board Members needed to comply with the 4-hour required ethics training that needs to be completed prior to December 31, 2025.

**N. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further Board Member or staff closing comments.

**O. ADJOURNMENT**

There being no further business, the Special Board Meeting was adjourned at 10:45 a.m. on a <b>MOTION</b> made by Supervisor Cruz, seconded by Supervisor Ibarra and passed unanimously.
--

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Century Park Place Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/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 3<sup>rd</sup> day of November, 2025.

**ATTEST:**

**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Century Park Place Community Development District

**Amended Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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- II     AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	65,137	65,583	65,583
MAINTENANCE ASSESSMENTS	18,367	18,368	18,368
DEBT ASSESSMENTS	123,590	123,614	123,614
INTEREST INCOME	720	4,200	4,036
<b>TOTAL REVENUES</b>	<b>\$ 207,814</b>	<b>\$ 211,765</b>	<b>\$ 211,601</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>			
ENGINEERING/INSPECTIONS	2,000	3,730	3,730
MISCELLANEOUS MAINTENANCE	3,750	1,500	0
PAVEMENT REPLACEMENT RESERVE	7,050	7,050	0
STORMWATER MANAGEMENT RESERVE	3,800	3,800	0
INFRASTRUCTURE MAINTENANCE	665	100	0
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 17,265</b>	<b>\$ 16,180</b>	<b>\$ 3,730</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	4,000	800	800
PAYROLL TAX EXPENSE	306	61	61
MANAGEMENT	34,968	34,968	34,968
LEGAL	9,000	10,300	9,290
ASSESSMENT ROLL	6,750	6,750	6,750
AUDIT FEES	3,600	3,600	3,600
INSURANCE	7,200	6,858	6,858
LEGAL ADVERTISING	1,750	2,500	1,455
MISCELLANEOUS	725	500	358
MEETING ROOM VENUE	1,000	160	160
POSTAGE	200	220	194
OFFICE SUPPLIES	325	250	219
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,200	4,187	4,187
CONTINUING DISCLOSURE FEE	350	350	350
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 74,549</b>	<b>\$ 71,679</b>	<b>\$ 69,425</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,814</b>	<b>\$ 87,859</b>	<b>\$ 73,155</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 116,000</b>	<b>\$ 123,906</b>	<b>\$ 138,446</b>
BOND PAYMENTS	(116,175)	(117,926)	(117,926)
<b>BALANCE</b>	<b>\$ (175)</b>	<b>\$ 5,980</b>	<b>\$ 20,520</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,141)	(1,998)	(1,998)
DISCOUNTS FOR EARLY PAYMENTS	(8,284)	(7,535)	(7,535)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,600)</b>	<b>\$ (3,553)</b>	<b>\$ 10,987</b>
CARRYOVER FROM PRIOR YEAR	12,600	12,600	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 9,047</b>	<b>\$ 10,987</b>

GROSS FUND BALANCE AS OF 9/30/24	\$85,585
FY 2024/2025 ACTIVITY	(\$3,553)
GROSS FUND BALANCE AS OF 9/30/25	\$82,032
RESERVE FUND BALANCES AS OF 9/30/25	\$18,132
NET FUND BALANCE AS OF 9/30/25	\$63,900

Notes

\$12,600 Of Fund Balance Used To Reduce 2024/2025 Assessments.  
\$22,060 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.  
Reserve Balances (Pavement & Stormwater) To Be Increased On 10/1/25.

**AMENDED FINAL BUDGET**  
**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
<b>REVENUES</b>			
Interest Income	600	7,280	7,280
NAV Assessment Collection	116,175	117,926	117,926
<b>Total Revenues</b>	<b>\$ 116,775</b>	<b>\$ 125,206</b>	<b>\$ 125,206</b>
<b>EXPENDITURES</b>			
Principal Payments	40,000	35,000	35,000
Interest Payments	75,075	75,819	75,819
Bond Redemption	1,700	0	0
<b>Total Expenditures</b>	<b>\$ 116,775</b>	<b>\$ 110,819</b>	<b>\$ 110,819</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 14,387</b>	<b>\$ 14,387</b>

FUND BALANCE AS OF 9/30/24	\$175,066
FY 2024/2025 ACTIVITY	\$14,387
FUND BALANCE AS OF 9/30/25	\$189,453

Notes

Reserve Fund Balance = \$58,087\*. Revenue Fund Balance = \$131,366\*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Principal & Interest Payment Of \$77,538

(Principal Payment: \$40,000 + Interest Payment: \$37,538 = \$77,538).

\* Approximate Amounts

**Series 2017 Bond Information**

Original Par Amount =	\$1,785,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	July 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st

Par Amount As Of 9/30/25 = \$1,555,000

## RESOLUTION 2025-07

### **A RESOLUTION OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

**WHEREAS**, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

**WHEREAS**, at its meeting on **November 3, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

**WHEREAS**, the Board has authorized **Gloria Perez**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Diego Cruz**, as Chair of the Board of Supervisors of the District, or **Ray Rodriguez**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

**WHEREAS**, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board of Supervisors.

**Section 2.** That Gloria Perez, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Diego Cruz**, as Chair of the Board of Supervisors of the District, or **Ray Rodriguez**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

**Section 3.** The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

**Section 4.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 3 DAY OF NOVEMBER, 2025.**

**ATTEST: CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Print Name:** \_\_\_\_\_  
**Chair / Vice-Chair, Board of Supervisors**



**Interlocal Access Agreement for Local Government Publication of Legal  
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Century Park Place Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

**RECITALS**

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

**TERMS**

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department  
ATTN: Inson Kim  
111 NW 1<sup>st</sup> Street  
Suite 2510  
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Century Park Place Community  
Development District ATTN: Gloria  
Perez, District Manager 2501A Burns  
Road Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

**COUNTY**

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on \_\_\_\_\_, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through  
its County Mayor or County Mayor's Designee

By: \_\_\_\_\_

\_\_\_ day of \_\_\_\_\_, 20\_\_\_

**LOCAL GOVERNMENT**

LOCAL GOVERNMENT NAME: Century Park Place Community Development District

ATTEST:

By: \_\_\_\_\_  
Chairman or Vice Chairman

\_\_\_\_\_  
Gloria Perez, Secretary/Treasurer and  
District Manager for  
the Century Park Place Community  
Development District

\_\_\_\_\_  
Print Name  
  
\_3\_ day of November,  
  
2025

Approved as to form  
and legal sufficiency:

\_\_\_\_\_



## **RESOLUTION 2025-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Century Park Place Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, the District adopted Resolution 2024-06 on August 29, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1<sup>st</sup> of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

**WHEREAS**, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 3 day of November, 2025.

**ATTEST:**

**CENTURY PARK PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Annual Report of Performance Measures/Standards

## **Exhibit A**

### **Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

### **Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
  - If “yes” explain

### **Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)

November 3, 2025

RE: Century Park Place Community Development District Auditor Renewal

At the November 7, 2022, Century Park Place Community Development District Board Of Supervisors meeting, the firm of Nowlen, Holt & Miner was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$3,400. The fees for the 9-30-2023 audit was \$3,500. And the fees for the 9-30-2024 audit were \$3,600. The proposed fees for the 9-30-2025 audit is \$3,600, which is the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$3,600.

Management is pleased with the professionalism and the competence of the Nowlen, Holt & Miner partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Nowlen, Holt & Miner.

Special District Services, Inc.

Century Park Place  
Community Development District

**Financial Report For  
September 2025**

**Century Park Place Community Development District**  
**Budget vs. Actual**  
**October 2024 through September 2025**

	<b>Oct 24 - Sept 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 · Administrative Assessments	65,582.71	65,137.00	445.71	100.68%
01-3200 · Maintenance Assessments	18,368.00	18,367.00	1.00	100.01%
01-3810 · Debt Assessments	123,614.00	123,590.00	24.00	100.02%
01-3820 · Debt Assess-Paid To Trustee	-117,926.01	-116,175.00	-1,751.01	101.51%
01-3830 · Assessment Fees	-1,997.51	-4,141.00	2,143.49	48.24%
01-3831 · Assessment Discounts	-7,535.00	-8,284.00	749.00	90.96%
01-9410 · Interest Income (GF)	4,035.91	720.00	3,315.91	560.54%
01-9412 · Carryover from Previous Year	0.00	12,600.00	-12,600.00	0.0%
<b>Total Income</b>	<b>84,142.10</b>	<b>91,814.00</b>	<b>-7,671.90</b>	<b>91.64%</b>
<b>Expense</b>				
01-1311 · Management Fees	34,968.00	34,968.00	0.00	100.0%
01-1315 · Legal Fees	9,290.00	9,000.00	290.00	103.22%
01-1318 · Assessment/Tax Roll	6,750.00	6,750.00	0.00	100.0%
01-1320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
01-1450 · Insurance	6,858.00	7,200.00	-342.00	95.25%
01-1480 · Legal Advertisements	1,455.19	1,750.00	-294.81	83.15%
01-1512 · Miscellaneous	358.01	725.00	-366.99	49.38%
01-1513 · Postage and Delivery	193.67	200.00	-6.33	96.84%
01-1514 · Office Supplies	219.05	325.00	-105.95	67.4%
01-1519 · Meeting Venue Rental	160.00	1,000.00	-840.00	16.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,187.00	4,200.00	-13.00	99.69%
01-1743 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
01-1800 · Infrastructure Maintenance	0.00	665.00	-665.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	3,800.00	-3,800.00	0.0%
01-1810 · Engineering / Inspections	3,729.75	2,000.00	1,729.75	186.49%
01-1815 · Miscellaneous Maintenance	0.00	3,750.00	-3,750.00	0.0%
01-2481 · Supervisor Fee	800.00	4,000.00	-3,200.00	20.0%
01-2483 · Pavement Replacement Reserve	0.00	7,050.00	-7,050.00	0.0%
02-2482 · Payroll Tax Expense	61.20	306.00	-244.80	20.0%
<b>Total Expense</b>	<b>73,154.87</b>	<b>91,814.00</b>	<b>-18,659.13</b>	<b>79.68%</b>
<b>Net Income</b>	<b>10,987.23</b>	<b>0.00</b>	<b>10,987.23</b>	<b>100.0%</b>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
SEPTEMBER 2025**

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Sep-25</b>	<b>Year To Date Actual 10/1/24 - 9/30/25</b>
<b>REVENUES</b>			
Administrative Assessments	65,137	0	65,583
Maintenance Assessments	18,367	0	18,368
Debt Assessments	123,590	0	123,614
Interest Income	720	0	4,036
<b>Total Revenues</b>	<b>\$ 207,814</b>	<b>\$ -</b>	<b>\$ 211,601</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	4,000	0	800
Payroll Taxes	306	0	61
Management	34,968	2,914	34,968
Legal	9,000	0	9,290
Assessment Roll	6,750	6,750	6,750
Audit Fees	3,600	0	3,600
Insurance	7,200	0	6,858
Legal Advertisements	1,750	0	1,455
Miscellaneous	725	5	358
Postage	200	0	194
Office Supplies	325	2	219
Meeting Room Venue	1,000	0	160
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	4,187
Continuing Disclosure Fee	350	350	350
<b>Total Administrative Expenditures</b>	<b>\$ 74,549</b>	<b>\$ 10,021</b>	<b>\$ 69,425</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	2,000	1,645	3,730
Miscellaneous Maintenance	3,750	0	0
Pavement Replacement Reserve	7,050	0	0
Stormwater Management Reserve	3,800	0	0
Infrastructure Maintenance	665	0	0
<b>Total Maintenance Expenditures</b>	<b>\$ 17,265</b>	<b>\$ 1,645</b>	<b>\$ 3,730</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,814</b>	<b>\$ 11,666</b>	<b>\$ 73,155</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 116,000</b>	<b>\$ (11,666)</b>	<b>\$ 138,446</b>
Bond Payments	(116,175)	0	(117,926)
<b>BALANCE</b>	<b>\$ (175)</b>	<b>\$ (11,666)</b>	<b>\$ 20,520</b>
County Appraiser & Tax Collector Fee	(4,141)	0	(1,998)
Discounts For Early Payments	(8,284)	0	(7,535)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (12,600)</b>	<b>\$ (11,666)</b>	<b>\$ 10,987</b>
CARRYOVER FROM PRIOR YEAR	12,600	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>		

**Note: Reserve Balances (Pavement & Stormwater) To Be Increased On 10/1/25.**

<b>Bank Balance As Of 9/30/25</b>	<b>\$ 109,063.08</b>
<b>Accounts Payable As Of 9/30/25</b>	<b>\$ 12,491.08</b>
<b>Accounts Receivable As Of 9/30/25</b>	<b>\$ -</b>
<b>Reserve For Pavement Replacement As Of 9/30/25</b>	<b>\$ 14,332.00</b>
<b>Reserve For Stormwater Management As Of 9/30/25</b>	<b>\$ 3,800.00</b>
<b>Available Funds As Of 9/30/25</b>	<b>\$ 78,440.00</b>

# CENTURY PARK PLACE CDD

## TAX COLLECTIONS

### 2024-2025

#	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
									\$207,120.00	\$65,138.00	\$18,368.00	\$ 123,614.00	\$65,138.00	\$18,368.00	\$123,614.00	
									\$194,697.00	\$61,257.00	\$17,265.00	\$ 116,175.00	\$61,257.00	\$17,265.00	\$116,175.00	\$116,175.00
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 158,107.00		\$ (1,517.83)	\$ (6,324.01)	\$ 150,265.16	\$ 49,724.00	\$ 14,021.00	\$ 94,362.00	\$ 47,257.71	\$ 13,325.45	\$ 89,682.00	\$ 89,682.00
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 4,743.21		\$ (45.53)	\$ (189.72)	\$ 4,507.96	\$ 1,491.72	\$ 420.63	\$ 2,830.86	\$ 1,417.73	\$ 399.76	\$ 2,690.47	\$ 2,690.47
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 12,648.56		\$ (121.43)	\$ (505.92)	\$ 12,021.21	\$ 3,977.92	\$ 1,121.68	\$ 7,548.96	\$ 3,780.62	\$ 1,066.03	\$ 7,174.56	\$ 7,174.56
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 1,516.24		\$ (14.37)	\$ (79.60)	\$ 1,422.27	\$ 476.86	\$ 134.49	\$ 904.89	\$ 447.31	\$ 126.16	\$ 848.80	\$ 848.80
5	5	Miami-Dade Tax Collector	01/31/25	NAV Taxes	\$ 822.95		\$ (7.98)	\$ (24.69)	\$ 790.28	\$ 258.81	\$ 73.00	\$ 491.14	\$ 248.53	\$ 70.10	\$ 471.65	\$ 471.65
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 7,905.35		\$ (76.21)	\$ (284.58)	\$ 7,544.56	\$ 2,486.20	\$ 701.05	\$ 4,718.10	\$ 2,372.73	\$ 669.05	\$ 4,502.78	\$ 4,502.78
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 79.92			\$ 79.92	\$ 79.92			\$ 79.92			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 4,743.21		\$ (46.48)	\$ (94.86)	\$ 4,601.87	\$ 1,491.74	\$ 420.72	\$ 2,830.75	\$ 1,447.28	\$ 408.19	\$ 2,746.40	\$ 2,746.40
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 4,743.21		\$ (47.12)	\$ (31.62)	\$ 4,664.47	\$ 1,491.74	\$ 420.72	\$ 2,830.75	\$ 1,466.97	\$ 413.74	\$ 2,783.76	\$ 2,783.76
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 136.97			\$ 136.97	\$ 136.97			\$ 136.97			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 7,147.23		\$ (71.47)	\$ -	\$ 7,075.76	\$ 2,247.80	\$ 633.96	\$ 4,265.47	\$ 2,225.32	\$ 627.62	\$ 4,222.82	\$ 4,222.82
12	12	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 1,628.50		\$ (16.28)	\$ -	\$ 1,612.22	\$ 544.67	\$ 140.21	\$ 943.62	\$ 539.22	\$ 138.81	\$ 934.19	\$ 934.19
13	13	Miami-Dade Tax Collector	05/21/25	Interest		\$ 39.72			\$ 39.72	\$ 39.72			\$ 39.72			\$ -
14	14	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 1,628.50		\$ (16.29)	\$ -	\$ 1,612.21	\$ 544.68	\$ 140.24	\$ 943.58	\$ 539.23	\$ 138.84	\$ 934.14	\$ 934.14
15	15	Miami-Dade Tax Collector	06/25/25	NAV/Interest (TC)	\$ 1,581.07	\$ 71.15	\$ (16.52)	\$ -	\$ 1,635.70	\$ 568.04	\$ 140.30	\$ 943.88	\$ 562.36	\$ 138.90	\$ 934.44	\$ 934.44
16	16	Miami-Dade Tax Collector	08/01/25	Interest	\$ -	\$ 21.92	\$ -	\$ -	\$ 21.92	\$ 21.92	\$ -	\$ -	\$ 21.92	\$ -	\$ -	\$ -
					\$ 207,215.03	\$ 349.68	\$ (1,997.51)	\$ (7,535.00)	\$ 198,032.20	\$ 65,582.71	\$ 18,368.00	\$ 123,614.00	\$ 62,583.54	\$ 17,522.65	\$ 117,926.01	\$ 117,926.01

Assessment Roll = \$207,120.17

Admin: 65,138.44  
 Maint: 18,367.51  
 Debt: 123,614.22  
 Total 207,120.17

Collections  
 100.05%

Note: \$207,120, \$65,138, \$18,368, and \$123,614 are 2024/2025 Budgeted assessments before discounts and fees.  
 \$194,697, \$61,257, \$17,265 and \$116,175 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 207,215.03	
\$ 349.68	
\$ (65,582.71)	\$ 198,032.20
\$ (18,368.00)	\$ (62,583.54)
\$ -	\$ (17,522.65)
\$ -	\$ -
\$ (123,614.00)	\$ (117,926.01)
\$ -	\$ -



## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2025 – 195, Laws of Florida (SB 268).** The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

**2. Chapter 2025 – 174, Laws of Florida (HB 669).** The legislation prohibits a local government’s<sup>1</sup> investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

**3. Chapter 2025 – 189, Laws of Florida (SB 108).** The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

**New Timelines and Notice Requirements:**

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

**4. Chapter 2025 – 85, Laws of Florida (SB 348).** The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

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<sup>1</sup> A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

**5. Chapter 2025 – 164, Laws of Florida (SB 784).** The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

**6. Chapter 2025 – 140, Laws of Florida (HB 683).** The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.