



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 2, 2026
6:30 P.M.**

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

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

AGENDA
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
REGULAR BOARD MEETING
March 2, 2026
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 3, 2025 Regular Board Meeting Minutes.....Page 3
- G. Old Business
 - 1. Discussion/Update Regarding HOA and Comcast Project
- H. New Business
 - 1. Consider Approval of Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 8
 - 2. Consider Approval of Resolution No. 2026-02 – Adjusting Terms of Office.....Page 16
- I. Administrative & Operational Matters
 - 1. Financial Update.....Page 17
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|---------------------------------------|------|-------|
| 57820 | IPL0314008 | Legal Ad - IPL0314008 | REVISED Fiscal Year 2025/2026 Meeting | 1.0 | 74.0L |

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
 REVISED 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 6:30 p.m. on the following dates:

- 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
PUBLISH: MIAMI HERALD
02/20/26
 IPL0314008
 Feb 20 2026

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:
 02/20/26 Print

[Print Tearsheet Link](#)

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Sherry Chasteen



Sherry Chasteen

Mary Castro



Sworn to and subscribed before
 me on

Feb 20, 2026, 9:33 AM EST



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
REVISED FISCAL YEAR
2025/2026 REGULAR
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**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**
www.centuryparkplacecdd.org
PUBLISH: MIAMI HERALD
02/20/26
IPL0314008
Feb 20 2026

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 3, 2025**

A. CALL TO ORDER

Mrs. Perez called the November 3, 2025, Regular Board Meeting of the Century Park Place Community Development District (the “District”) to order at 10:45 a.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 Herald* on October 22, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBERS

Mrs. Perez seated the following elected Board Members:

Megan Rodriguez (not present), Ana Ibarra and Leonardo Ferrer welcomed them to the Board.

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

Mrs. Perez, Notary Public in the State of Florida, administered the Oaths of Office to the elected Board Members: Ana Ibarra and Leonardo Ferrer as well as Miguel Guerrero who was previously appointed, pending his oath of office. She then reviewed the responsibilities and duties of a Board Member with emphasis on Government in the Sunshine Law, Public Records Law, Financial Disclosure (2025 Form 1 Statement of Financial Interests) and Conflicts of Interest for Public Officials.

E. ESTABLISH A QUORUM

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

Vice Chairman Miguel Guerrero and Supervisors Leonardo J. Ferrer, Ray Rodriguez and Ana Ibarra.

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

F. 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; she stated nominations would be in order for Chairperson and Vice-Chair; the remaining three Supervisors will be Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – Ana M. Ibarra
- Vice Chairperson – Leonardo Ferrer
- Assistant Secretary – Ray Rodriguez
- Assistant Secretary – Miguel Guerrero
- Assistant Secretary – Megan Rodriguez
- 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 Ferrer, seconded by Supervisor Guerrero and unanimously passed electing the above slate of Officers, as nominated.

G. CONFIRMATION OF LANDOWNERS’ ELECTION RESULTS

A **MOTION** was made by Supervisor Guerrero, seconded by Supervisor Ferrer and passed unanimously confirming the Landowners’ Election results, as presented

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. June 26, 2025, Public Hearing & Special Board Meeting

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and passed unanimously approving the minutes of June 26, 2025, Public Hearing & Special Board Meeting, as presented.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/20/25 Amended Budget

Mrs. Perez presented Resolution No. 2025-06, entitled:

**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.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditure(s) for the past fiscal year.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and unanimously passed adopting Resolution No. 2025-06, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-07 – Consider Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-07, entitled:

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

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District requires publications and the costs associated with them. She further added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. She noted that a standard publication cost with *The Miami Herald* well exceeds the cost typically paid in the past.

This higher cost prompted the Special District Services management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the “County”) Communications and it was determined that advertising on the County’s website was an option for the Board to consider since it complies with Florida Statutes and meets all the requirements. This resulted in the County’s attorney review and authorization of the District entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably, which is estimated at \$707 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers; therefore, District Counsel has prepared the presented resolution for the Board’s consideration.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Ibarra and unanimously passed adopting Resolution No. 2025-07, amended to reflect authorized signers, Ana Ibarra and Leo Ferrer instead of Diego Cruz and Ray Rodriguez.

3. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-08, entitled:

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.

An overview of the resolution was provided.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and passed unanimously approving the Goals and Objectives Annual Report for Fiscal Year 2025/2026, as presented in Exhibit A of Resolution No. 2025-08.

4. Consider Goals and Objectives Annual Report for FY 2025/2026

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and passed unanimously adopting Resolution No. 2025-08, as presented.

5. Consider Audit Renewal

Mrs. Perez advised that at the November 7, 2022, District 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 with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fee for the 9-30-2022 audit was \$3,400; the fee for the 9-30-2023 audit was \$3,500; and the fee for the 9-30-2024 audit was \$3,600. The proposed fee for the 9-30-2025 audit is \$3,600, which is the budgeted amount FY 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 with Nowlen, Holt & Miner.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and unanimously passed approving the 2-year audit renewal option from Nowlen, Holt & Miner for the fiscal years ending 9-30-2025 and 9-30-2026; and further approving the proposed fees in the amount of \$3,600; an additionally authorizing District management to negotiate a lower fee, if possible.

6. Discussion Regarding HOA/Comcast Project

A lengthy discussion ensued on this matter followed by the Board collectively directing District Counsel to prepare a letter of demand on behalf of the District to Comcast for the damages that were caused to the District infrastructure and for any corrections, information and requests the District Engineer had previously made.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement pointing out that available funds as of September 30, 2025 were \$78,440.

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

2. Legislative Update

Mrs. Fernandez-Perez reviewed the 2025 Legislative Update Memorandum that was presented in the meeting material and addressed the Board's questions.

3. Annual Ethics Training Reminder

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, which is due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Guerrero and passed unanimously approving the meeting time change moving forward to 6:30 p.m.; and further authorizing all the required legal advertising.

O. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 12:46 p.m. on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor Guerrero and passed unanimously.

Secretary

Chairperson

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Century Park Place Community Development District (the “Board”) the proposed operating fund budget for Fiscal Year 2026/2027; and

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

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: May 4, 2026

HOUR: 6:30 p.m.

LOCATION: Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174

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

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

PASSED, ADOPTED and BECOMES EFFECTIVE 2nd day of March, 2026.

ATTEST:

**CENTURY PARK PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”**: Fiscal Year 2026/2027 Budget

Century Park Place
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2026/2027 BUDGET |
|--|---|
| REVENUES | |
| ADMINISTRATIVE ASSESSMENTS | 58,188 |
| MAINTENANCE ASSESSMENTS | 25,266 |
| DEBT ASSESSMENTS | 123,590 |
| INTEREST INCOME | 1,320 |
| TOTAL REVENUES | \$ 208,364 |
| EXPENDITURES | |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | |
| ENGINEERING/INSPECTIONS | 3,000 |
| MISCELLANEOUS MAINTENANCE | 3,250 |
| STORM DRAINAGE/CLASS V PERMIT | 3,500 |
| PAVEMENT REPLACEMENT RESERVE | 8,000 |
| STORMWATER MANAGEMENT RESERVE | 5,000 |
| INFRASTRUCTURE MAINTENANCE | 1,000 |
| TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | \$ 23,750 |
| ADMINISTRATIVE EXPENDITURES | |
| SUPERVISOR FEES | 4,000 |
| PAYROLL TAXES | 306 |
| MANAGEMENT | 36,936 |
| LEGAL | 9,000 |
| ASSESSMENT ROLL | 6,750 |
| AUDIT FEES | 3,600 |
| INSURANCE | 8,000 |
| LEGAL ADVERTISING | 4,000 |
| MISCELLANEOUS | 675 |
| POSTAGE | 200 |
| OFFICE SUPPLIES | 325 |
| MEETING VENUE RENTAL | 800 |
| DUES & SUBSCRIPTIONS | 175 |
| TRUSTEE FEES | 4,200 |
| CONTINUING DISCLOSURE FEE | 350 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 79,317 |
| TOTAL EXPENDITURES | \$ 103,067 |
| REVENUES LESS EXPENDITURES | \$ 105,297 |
| BOND PAYMENTS | (116,175) |
| BALANCE | \$ (10,878) |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (4,140) |
| DISCOUNTS FOR EARLY PAYMENTS | (8,282) |
| EXCESS/ (SHORTFALL) | \$ (23,300) |
| CARRYOVER FROM PRIOR YEAR | 23,300 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|---|
| REVENUES | | | | |
| ADMINISTRATIVE ASSESSMENTS | 65,583 | 58,215 | 58,188 | Expenditures Less Interest & Carryover/.94 |
| MAINTENANCE ASSESSMENTS | 18,368 | 25,266 | 25,266 | Expenditures/.94 |
| DEBT ASSESSMENTS | 123,614 | 123,590 | 123,590 | Bond Payments/.94 |
| INTEREST INCOME | 4,325 | 1,200 | 1,320 | Interest Projected At \$110 Per Month |
| TOTAL REVENUES | \$ 211,890 | \$ 208,271 | \$ 208,364 | |
| EXPENDITURES | | | | |
| MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | | | | |
| ENGINEERING/INSPECTIONS | 3,730 | 2,500 | 3,000 | \$500 Increase From 2025/2026 Budget |
| MISCELLANEOUS MAINTENANCE | 0 | 3,750 | 3,250 | \$500 Decrease From 2025/2026 Budget |
| STORM DRAINAGE/CLASS V PERMIT | 0 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| PAVEMENT REPLACEMENT RESERVE | 0 | 8,000 | 8,000 | Twenty Year Project (Sixth Year) |
| STORMWATER MANAGEMENT RESERVE | 0 | 5,000 | 5,000 | Five Year Project (Fourth Year) |
| INFRASTRUCTURE MAINTENANCE | 0 | 1,000 | 1,000 | No Change From 2025/2026 Budget |
| TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS | \$ 3,730 | \$ 23,750 | \$ 23,750 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| SUPERVISOR FEES | 800 | 4,000 | 4,000 | Supervisor Fees |
| PAYROLL TAXES | 61 | 306 | 306 | Supervisor Fees * 7.65% |
| MANAGEMENT | 34,968 | 35,976 | 36,936 | CPI Adjustment |
| LEGAL | 10,160 | 9,000 | 9,000 | No Change From 2025/2026 Budget |
| ASSESSMENT ROLL | 6,750 | 6,750 | 6,750 | As Per Contract |
| AUDIT FEES | 3,600 | 3,600 | 3,600 | Accepted Amount For 2026/2027 Audit |
| INSURANCE | 6,858 | 7,400 | 8,000 | Fiscal Year 2025/2026 Expenditure Was \$7,423 |
| LEGAL ADVERTISING | 3,411 | 4,000 | 4,000 | No Change From 2025/2026 Budget |
| MISCELLANEOUS | 358 | 700 | 675 | \$25 Decrease From 2025/2026 Budget |
| POSTAGE | 194 | 200 | 200 | No Change From 2025/2026 Budget |
| OFFICE SUPPLIES | 219 | 325 | 325 | No Change From 2025/2026 Budget |
| MEETING VENUE RENTAL | 160 | 1,000 | 800 | \$200 Decrease From 2025/2026 Budget |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| TRUSTEE FEES | 4,187 | 4,200 | 4,200 | No Change From 2025/2026 Budget |
| CONTINUING DISCLOSURE FEE | 350 | 350 | 350 | No Change From 2025/2026 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 72,251 | \$ 77,982 | \$ 79,317 | |
| TOTAL EXPENDITURES | \$ 75,981 | \$ 101,732 | \$ 103,067 | |
| REVENUES LESS EXPENDITURES | \$ 135,909 | \$ 106,539 | \$ 105,297 | |
| BOND PAYMENTS | (117,926) | (116,175) | (116,175) | 2027 P & I Payments Less Earned Interest |
| BALANCE | \$ 17,983 | \$ (9,636) | \$ (10,878) | |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (1,998) | (4,141) | (4,140) | Two Percent Of Total Assessment Roll |
| DISCOUNTS FOR EARLY PAYMENTS | (7,535) | (8,283) | (8,282) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 8,450 | \$ (22,060) | \$ (23,300) | |
| CARRYOVER FROM PRIOR YEAR | 0 | 22,060 | 23,300 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 8,450 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 7,279 | 700 | 1,200 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 117,926 | 116,175 | 116,175 | Maximum Debt Service Collection |
| Total Revenues | \$ 125,205 | \$ 116,875 | \$ 117,375 | |
| EXPENDITURES | | | | |
| Principal Payments | 35,000 | 40,000 | 40,000 | Principal Payments Due In 2027 |
| Interest Payments | 75,819 | 73,375 | 71,675 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 3,500 | 5,700 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 110,819 | \$ 116,875 | \$ 117,375 | |
| Excess/ (Shortfall) | \$ 14,386 | \$ - | \$ - | |

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 1/1/2026 = \$1,515,000

Century Park Place Community Development District Assessment Comparison

| | Fiscal Year 2022/2023 <u>Assessment*</u> | Fiscal Year 2023/2024 <u>Assessment*</u> | Fiscal Year 2024/2025 <u>Assessment*</u> | Fiscal Year 2025/2026 <u>Assessment*</u> | Fiscal Year 2026/2027 <u>Projected Assessment*</u> |
|----------------|--|--|--|--|---|
| Administrative | \$ 554.43 | \$ 497.46 | \$ 497.24 | \$ 444.40 | \$ 444.20 |
| Maintenance | \$ 83.33 | \$ 140.21 | \$ 140.21 | \$ 192.88 | \$ 192.88 |
| <u>Debt</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> | <u>\$ 943.62</u> |
| Total | \$ 1,581.38 | \$ 1,581.29 | \$ 1,581.07 | \$ 1,580.90 | \$ 1,580.70 |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 131

**CONSIDER APPROVAL OF RESOLUTION NO.
2026-02 – ADJUSTING TERMS OF OFFICE**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Century Park Place
Community Development District

**Financial Report For
December 2025**

Century Park Place Community Development District
Budget vs. Actual
October 2025 through December 2025

| | Oct 25 - Dec 25 | 25/26 Budget | \$ Over Budget | % of Budget |
|---|------------------------|---------------------|-----------------------|--------------------|
| Income | | | | |
| 01-3100 · Administrative Assessments | 47,105.45 | 58,215.00 | -11,109.55 | 80.92% |
| 01-3200 · Maintenance Assessments | 20,444.20 | 25,266.00 | -4,821.80 | 80.92% |
| 01-3810 · Debt Assessments | 100,025.75 | 123,590.00 | -23,564.25 | 80.93% |
| 01-3820 · Debt Assess-Paid To Trustee | -95,064.30 | -116,175.00 | 21,110.70 | 81.83% |
| 01-3830 · Assessment Fees | -1,608.72 | -4,141.00 | 2,532.28 | 38.85% |
| 01-3831 · Assessment Discounts | -6,703.31 | -8,283.00 | 1,579.69 | 80.93% |
| 01-9410 · Interest Income (GF) | 217.85 | 1,200.00 | -982.15 | 18.15% |
| 01-9412 · Carryover from Previous Year | 0.00 | 22,060.00 | -22,060.00 | 0.0% |
| Total Income | 64,416.92 | 101,732.00 | -37,315.08 | 63.32% |
| Expense | | | | |
| 01-1311 · Management Fees | 8,994.00 | 35,976.00 | -26,982.00 | 25.0% |
| 01-1315 · Legal Fees | 1,530.00 | 9,000.00 | -7,470.00 | 17.0% |
| 01-1318 · Assessment/Tax Roll | 0.00 | 6,750.00 | -6,750.00 | 0.0% |
| 01-1320 · Audit Fees | 0.00 | 3,600.00 | -3,600.00 | 0.0% |
| 01-1450 · Insurance | 7,423.00 | 7,400.00 | 23.00 | 100.31% |
| 01-1480 · Legal Advertisements | 1,474.84 | 4,000.00 | -2,525.16 | 36.87% |
| 01-1512 · Miscellaneous | 140.53 | 700.00 | -559.47 | 20.08% |
| 01-1513 · Postage and Delivery | 62.84 | 200.00 | -137.16 | 31.42% |
| 01-1514 · Office Supplies | 68.30 | 325.00 | -256.70 | 21.02% |
| 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) | 0.00 | 4,200.00 | -4,200.00 | 0.0% |
| 01-1743 · Continuing Disclosure Fee | 0.00 | 350.00 | -350.00 | 0.0% |
| 01-1800 · Infrastructure Maintenance | 0.00 | 1,000.00 | -1,000.00 | 0.0% |
| 01-1805 · Stormwater Management Reserve | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| 01-1810 · Engineering / Inspections | 0.00 | 2,500.00 | -2,500.00 | 0.0% |
| 01-1815 · Miscellaneous Maintenance | 0.00 | 3,750.00 | -3,750.00 | 0.0% |
| 01-1816 · Storm Drainage/Class V Permit | 0.00 | 3,500.00 | -3,500.00 | 0.0% |
| 01-2481 · Supervisor Fee | 600.00 | 4,000.00 | -3,400.00 | 15.0% |
| 02-2482 · Payroll Tax Expense | 45.90 | 306.00 | -260.10 | 15.0% |
| 01-2483 · Pavement Replacement Reserve | 0.00 | 8,000.00 | -8,000.00 | 0.0% |
| Total Expense | 20,674.41 | 101,732.00 | -81,057.59 | 20.32% |
| Net Income | 43,742.51 | 0.00 | 43,742.51 | 100.0% |

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

| | Annual Budget 10/1/25 - 9/30/26 | Actual Dec-25 | Year To Date Actual 10/1/25 - 12/31/25 |
|--|---------------------------------------|-------------------|---|
| REVENUES | | | |
| Administrative Assessments | 58,215 | 43,995 | 47,105 |
| Maintenance Assessments | 25,266 | 19,094 | 20,444 |
| Debt Assessments | 123,590 | 93,420 | 100,026 |
| Interest Income | 1,200 | 0 | 218 |
| Total Revenues | \$ 208,271 | \$ 156,509 | \$ 167,793 |
| EXPENDITURES | | | |
| Administrative Expenditures | | | |
| Supervisor Fees | 4,000 | 0 | 600 |
| Payroll Taxes | 306 | 0 | 46 |
| Management | 35,976 | 2,998 | 8,994 |
| Legal | 9,000 | 0 | 1,530 |
| Assessment Roll | 6,750 | 0 | 0 |
| Audit Fees | 3,600 | 0 | 0 |
| Insurance | 7,400 | 0 | 7,423 |
| Legal Advertisements | 4,000 | 0 | 1,475 |
| Miscellaneous | 700 | 22 | 141 |
| Postage | 200 | 6 | 63 |
| Office Supplies | 325 | 13 | 68 |
| Meeting Room Venue | 1,000 | 0 | 160 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fees | 4,200 | 0 | 0 |
| Continuing Disclosure Fee | 350 | 0 | 0 |
| Total Administrative Expenditures | \$ 77,982 | \$ 3,039 | \$ 20,675 |
| Maintenance Expenditures | | | |
| Engineering/Inspections | 2,500 | 0 | 0 |
| Miscellaneous Maintenance | 3,750 | 0 | 0 |
| Storm Drainage/Class V Permit | 3,500 | 0 | 0 |
| Pavement Replacement Reserve | 8,000 | 0 | 0 |
| Stormwater Management Reserve | 5,000 | 0 | 0 |
| Infrastructure Maintenance | 1,000 | 0 | 0 |
| Total Maintenance Expenditures | \$ 23,750 | \$ - | \$ - |
| TOTAL EXPENDITURES | \$ 101,732 | \$ 3,039 | \$ 20,675 |
| REVENUES LESS EXPENDITURES | \$ 106,539 | \$ 153,470 | \$ 147,118 |
| Bond Payments | (116,175) | (88,786) | (95,064) |
| BALANCE | \$ (9,636) | \$ 64,684 | \$ 52,054 |
| County Appraiser & Tax Collector Fee | (4,141) | (1,503) | (1,609) |
| Discounts For Early Payments | (8,283) | (6,261) | (6,703) |
| EXCESS/ (SHORTFALL) | \$ (22,060) | \$ 56,920 | \$ 43,742 |
| CARRYOVER FROM PRIOR YEAR | 22,060 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | | |

| | |
|--|---------------|
| Bank Balance As Of 12/31/25 | \$ 237,889.19 |
| Accounts Payable As Of 12/31/25 | \$ 100,111.39 |
| Accounts Receivable As Of 12/31/25 | \$ - |
| Reserve For Pavement Replacement As Of 12/31/25 | \$ 21,382.00 |
| Reserve For Stormwater Management As Of 12/31/25 | \$ 7,600.00 |
| Available Funds As Of 12/31/25 | \$ 108,795.80 |

**CENTURY PARK PLACE CDD
TAX COLLECTIONS
2025-2026**

| # | 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 |
|----|-----|--------------------------|----------|-----------|----------------------|-------------------|---------------|---------------|------------------------|---|---|---|--|--|--|----------------------------------|
| | | | | | | | | | \$207,097.00 | \$58,216.00 | \$25,267.00 | \$ 123,614.00 | \$58,216.00 | \$25,267.00 | \$123,614.00 | |
| | | | | | | | | | \$188,142.00 | \$54,702.00 | \$17,265.00 | \$ 116,175.00 | \$54,702.00 | \$17,265.00 | \$116,175.00 | \$116,175.00 |
| 1 | 1 | Miami-Dade Tax Collector | 11/28/25 | NAV Taxes | \$ 11,066.30 | | \$ (106.24) | \$ (442.68) | \$ 10,517.38 | \$ 3,110.74 | \$ 1,350.09 | \$ 6,605.47 | \$ 2,956.44 | \$ 1,283.12 | \$ 6,277.82 | \$ 6,277.82 |
| 2 | 2 | Miami-Dade Tax Collector | 12/05/25 | NAV Taxes | \$ 156,509.10 | | \$ (1,502.48) | \$ (6,260.63) | \$ 148,745.99 | \$ 43,994.71 | \$ 19,094.11 | \$ 93,420.28 | \$ 41,812.50 | \$ 18,147.01 | \$ 88,786.48 | \$ 88,786.48 |
| 3 | | | | | | | | | \$ - | | | | | | | \$ - |
| 4 | | | | | | | | | \$ - | | | | | | | \$ - |
| 5 | | | | | | | | | \$ - | | | | | | | \$ - |
| 6 | | | | | | | | | \$ - | | | | | | | \$ - |
| 7 | | | | | | | | | \$ - | | | | | | | \$ - |
| 8 | | | | | | | | | \$ - | | | | | | | \$ - |
| 9 | | | | | | | | | \$ - | | | | | | | \$ - |
| 10 | | | | | | | | | \$ - | | | | | | | \$ - |
| 11 | | | | | | | | | \$ - | | | | | | | \$ - |
| 12 | | | | | | | | | \$ - | | | | | | | \$ - |
| 13 | | | | | | | | | \$ - | | | | | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$ 167,575.40 | \$ - | \$ (1,608.72) | \$ (6,703.31) | \$ 159,263.37 | \$ 47,105.45 | \$ 20,444.20 | \$ 100,025.75 | \$ 44,768.94 | \$ 19,430.13 | \$ 95,064.30 | \$ 95,064.30 |

Assessment Roll = \$200,198.13

Admin: 58,216.40
 Maint: 25,267.28
 Debt: 123,614.22
 Total 207,097.90

Collections
 80.92%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
 Bottom line are 2025/2026 budgeted assessments after discounts and fees.

| | |
|-----------------|----------------|
| \$ 167,575.40 | |
| \$ - | \$ 159,263.37 |
| \$ (47,105.45) | \$ (44,768.94) |
| \$ (20,444.20) | \$ (19,430.13) |
| \$ - | \$ - |
| \$ (100,025.75) | \$ (95,064.30) |
| \$ - | \$ - |