

June 25, 2025

Ms. Gloria Perez
District Manager
Century Park Place Community Development District
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2025 Century Park Place CDD Report

Dear Ms. Perez,

This Engineer's Report (the "Report") is being prepared pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park Place Community Development District (the "District" or "CDD") and U.S. Bank National Association dated July 1, 2017.

The intent of this Report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair, operation or completion of the District's infrastructure and; 4) To report on the insurance being carried by the District.

The District is located in Section 4, Township 54S, Range 40E, in Miami-Dade County. The District is located on the southeast corner of SW 92 Avenue and SW 4 Street (Refer to Exhibit 1).

1. Infrastructure Ownership

a) Recorded Plat

The District's is wholly contained within the following plat:

Century Park Place, recorded in the Official Records of Miami-Dade County in Plat Book 172, Page 64

b) Roads

The roads financed by the District are owned by the following entities:

Century Park Place CDD owns the onsite roadway improvements within Tract A (Refer to Exhibit 2).

Miami-Dade County owns the offsite roundabout at the intersection of SW 92 Avenue and SW 4 Street.

c) Stormwater Management System

The Stormwater Management and Drainage systems within Tract A are owned by the District.

d) Water and Sewer Systems

The water and sewer systems for the entire District was conveyed to Miami- Dade County for ownership and maintenance under Miami-Dade Water and Sewer Department (WASD) Agreement No. 23164 (O.R. Book 30468, Page 1642).

2. State, Working Order and Condition of the Infrastructure.

a) Roads

- i. The **District's** roads within Tract A have been completed and are in good working order and condition, with the exception of fading pavement markings.
- ii. The **Miami-Dade County** roundabout has been completed and is in good working order and condition. Complaints within Miami-Dade County right of ways may be reported by calling 311.

b) Stormwater Management System

- i. The **District's** stormwater drainage system has been completed and is in good working order and condition.

c) Water and Sewer Systems

- i. The water and sewer systems throughout the Development have been completed and were conveyed in good working order and condition to Miami-Dade County for ownership and maintenance per agreement with WASD. Concerns with the water and sewer systems may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Costs for Maintaining, Repairing and Completing the Infrastructure

a) General

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://centuryparkplacecdd.org/financials/> for the FY 2025-2026 Proposed Budget).

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

b) District Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS										
Analysis and Annuity Recommendation										
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)	
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC) - \$14.332K Reserve	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n - 1)$	
PAVEMENTS										
2020	2050	2025	25	5,587	\$10.00	\$41,538	\$77,009	0.25%	\$2,989	
PAVEMENT MARKINGS AND SIGNING										
2020	2030	2025	5	5,587	\$2.50	\$13,968	\$15,804	0.25%	\$3,145	

c) Stormwater Management System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 18 drainage structures and 1,885 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
18	1885	4					\$230.00	\$6.75	\$3,500
			4				\$236.00	\$6.92	\$3,600
				4			\$242.00	\$7.09	\$3,700
					3		\$248.00	\$7.27	\$3,500
						3	\$254.00	\$7.45	\$3,600

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. of Baffles Replaced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
3	1					\$600	\$600
		1				\$615	\$700
			1			\$630	\$700
				0		\$646	\$0
					0	\$662	\$0

⁽¹⁾ The estimate assumes that 25% of the 10 baffles in the District will need replacement in the next five years.

d) Water and Sewer Systems

The water and sewer systems are maintained, operated, and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

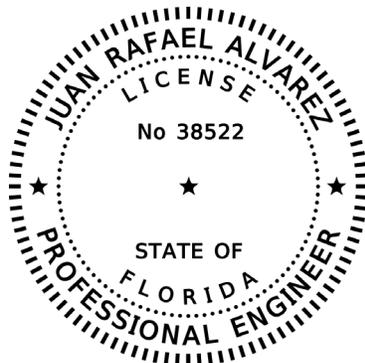
Alvarez Engineers has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public officials’ liability coverage insurance policy proposed by Florida Insurance Alliance under Agreement No. 100124306 for the period between October 1, 2024 and October 1, 2025. The District has budgeted \$7,400 which are enough funds to cover the \$6,594 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers’ personnel, the District Engineer’s Report, and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

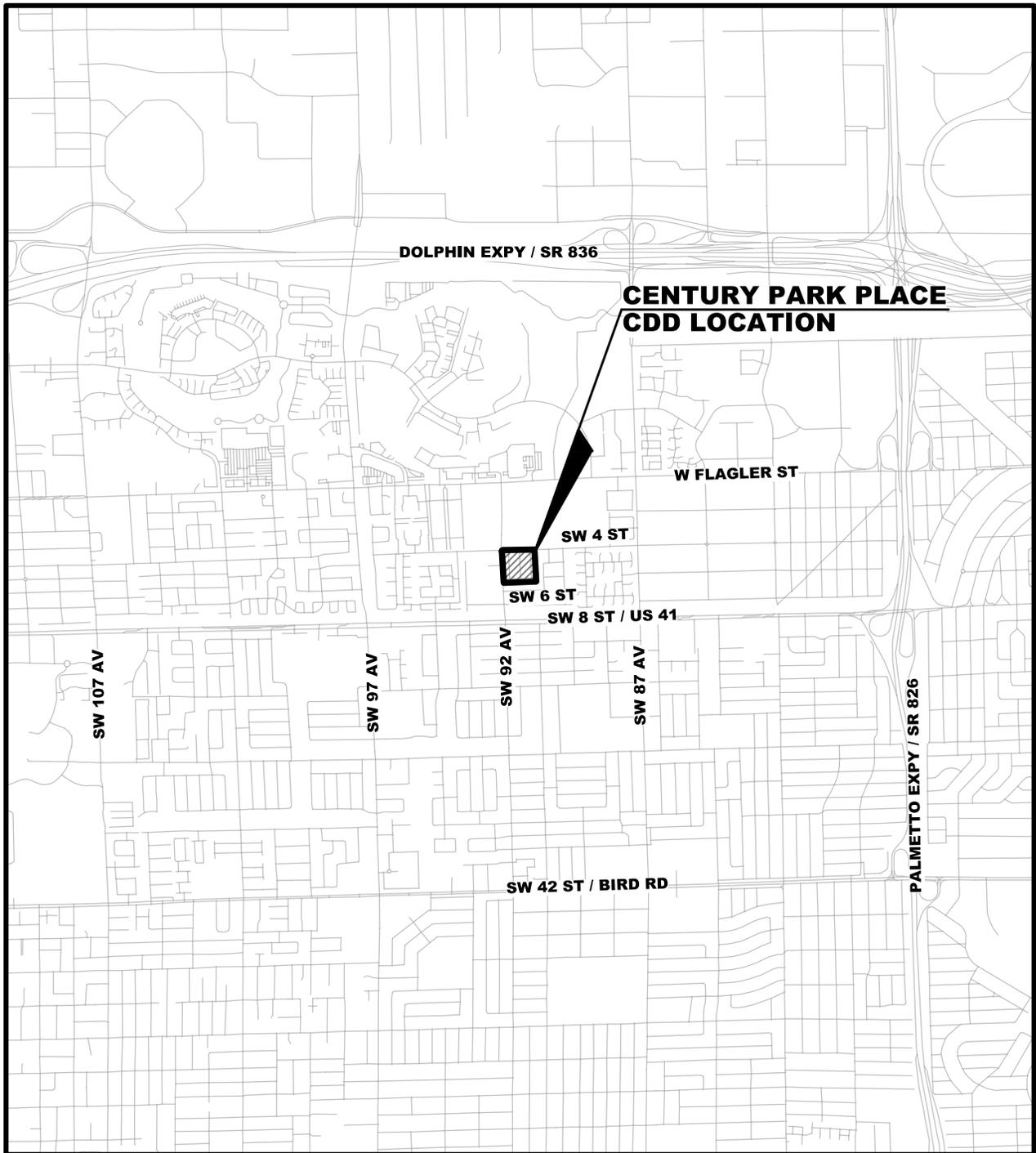
Juan R. Alvarez, PE
District Engineer
Date: June 25, 2025



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 25, 2025.

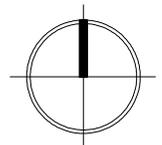
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com



ALVAREZ ENGINEERS, INC.

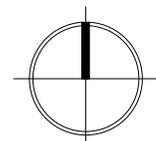
**CENTURY PARK PLACE CDD
LOCATION MAP**





ALVAREZ ENGINEERS, INC.

CENTURY PARK PLACE CDD
CDD LAND OWNERSHIP



0 25' 100' 200'