



**CENTURY PARK PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 6, 2026  
6:30 P.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**  
April 6, 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. March 2, 2026 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 7
- I. Administrative & Operational Matters
  - 1. Financial Update.....Page 15
  - 2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
  - 3. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- 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

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

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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  
 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](http://www.centuryparkplacecdd.org)  
**PUBLISH: MIAMI HERALD**  
**02/20/26**  
 IPL0314008  
 Feb 20 2026

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

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DISTRICT**  
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**PUBLISH: MIAMI HERALD**  
**02/20/26**  
IPL0314008  
Feb 20 2026

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 2, 2026**

**A. CALL TO ORDER**

Mrs. Perez called the March 2, 2026, Regular Board Meeting of the Century Park Place Community Development District (the “District”) to order at 6:45 p.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 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. ESTABLISH A QUORUM**

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

Chairperson Megan Rodriguez and Supervisors Leonardo J. Ferrer 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.

Also present was Ana Regina Vasquez.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. November 3, 2025, Regular Board Meeting**

A <b>MOTION</b> was made by Supervisor Ferrer, seconded by Supervisor Ibarra and passed unanimously approving the minutes of November 3, 2025, Regular Board Meeting, as presented.
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**G. OLD BUSINESS**

**1. Discussion Regarding HOA and Comcast Project**

Mrs. Fernandez Perez advised that no feedback/communications had been received as a result of the demand letters that were sent on behalf of the District regarding the damages sustained during the Association Comcast project that had previously been conducted.

The Board unanimously agreed and directed District management to share the demand letters with the Association President and request the Association's attention and assistance with this matter as Comcast has refused to communicate with the District since the project was engaged by the Association.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Mrs. Perez presented Resolution No. 2026-01, entitled:

**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.**

Mrs. Perez advised that the Administrative Budget was higher than last year.

This is the sixth year of the 20-year Pavement Replacement Project sinking fund in the amount of \$8,000. This is the fourth year of the Stormwater Management Reserve line item in the amount of \$5,000.

The estimated available funds anticipated at 9-30-2026 are \$53,000, should no unforeseen expenses occur. This is in addition to the Pavement Replacement Reserve (currently at \$21,382) and the Stormwater Management Reserve (currently at \$7,600).

A carryover balance of \$23,300 has been applied (\$22,060 was set-up last year). At some point, the District will no longer be able to give a carryover, and assessments will need to be increased (perhaps as early as next year).

Because the overall assessment for FY 2026/2027 is currently lower than the 2025/2026 assessment, letters to the residents would not be needed.

The Board TABLED this item until the next scheduled meeting.

**2. Consider Resolution No. 2026-02 – Adjusting Terms of Office**

Mrs. Perez presented Resolution No. 2026-01, entitled:

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT REDUCING THE TERMS OF OFFICE OF ALL FIVE (5) SEATS OF THE BOARD OF SUPERVISORS, IN ACCORDANCE WITH SECTION 190.006(3)(a)2.c.,**

**FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Florida Statutes requires that all elections of qualified electors of a community development district be held at a general election in November of even-numbered years and authorizes the District's Board of Supervisors to adopt a resolution extending or reducing the terms of Board Members in order to implement this requirement; and the Century Park Place Community Development District (the "District") was established in 2017, an odd-numbered year.

In order to comply with Section 190.006(3)(a)2c, Florida Statutes, it is necessary that the terms of Board Members be extended or reduced so that their terms expire in even-numbered years to coincide with the general elections.

Pursuant to this action the Board hereby adjusts the terms of the Members of the Board as follows:

(a) The terms of office of Board Members who occupy Board Seats No. 1, 2, and 3, which are currently scheduled to expire in November 2027, are hereby reduced so that their terms of office will expire in November 2026, to coincide with the general election to be held in November, 2026.

(b) The terms of office of Board Members who occupy Board Seats No. 4 and 5, which are currently scheduled to expire in November 2029, are hereby reduced so that their terms of office will expire in November 2028, to coincide with the general election to be held in November, 2028.

The District Manager is hereby directed to furnish a copy of this resolution to the Supervisor of Elections of Miami-Dade County, Florida, and to take all actions necessary and proper to implement the provisions of this resolution.

A **MOTION** was made by Supervisor Ferrer, seconded by Supervisor Ibarra and passed unanimously adopting Resolution No. 2026-02, as presented.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**  
**1. Financial Update**

Mrs. Perez presented the financial statement pointing out that available funds as of December 31, 2025, were \$108,795.80.

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

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

Mrs. Fernandez Perez reviewed the Sunshine Law with the newly appointed Board Member, Supervisor Megan Rodriguez.

**K. ADJOURNMENT**

There being no further business, the Regular Board Meeting was adjourned at 7:15 p.m. on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor M. Rodriguez and passed unanimously.

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Secretary

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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: June 15, 2026

HOUR: 6:30 p.m.

LOCATION: Big Five Club  
600 SW 92<sup>nd</sup> 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 6<sup>th</sup> day of April, 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**

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

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

	<b>FISCAL YEAR</b>
	<b>2026/2027</b>
	<b>BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	58,188
MAINTENANCE ASSESSMENTS	25,266
DEBT ASSESSMENTS	123,590
INTEREST INCOME	1,320
<b>TOTAL REVENUES</b>	<b>\$ 208,364</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	
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
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 23,750</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 79,317</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,067</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 105,297</b>
BOND PAYMENTS	(116,175)
<b>BALANCE</b>	<b>\$ (10,878)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,140)
DISCOUNTS FOR EARLY PAYMENTS	(8,282)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (23,300)</b>
CARRYOVER FROM PRIOR YEAR	23,300
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 211,890</b>	<b>\$ 208,271</b>	<b>\$ 208,364</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>				
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
<b>TOTAL MAINTENANCE/INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$ 3,730</b>	<b>\$ 23,750</b>	<b>\$ 23,750</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 72,251</b>	<b>\$ 77,982</b>	<b>\$ 79,317</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 75,981</b>	<b>\$ 101,732</b>	<b>\$ 103,067</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 135,909</b>	<b>\$ 106,539</b>	<b>\$ 105,297</b>	
BOND PAYMENTS	(117,926)	(116,175)	(116,175)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 17,983</b>	<b>\$ (9,636)</b>	<b>\$ (10,878)</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,450</b>	<b>\$ (22,060)</b>	<b>\$ (23,300)</b>	
CARRYOVER FROM PRIOR YEAR	0	22,060	23,300	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,450</b>	<b>\$ -</b>	<b>\$ -</b>	

**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
<b>Total Revenues</b>	<b>\$ 125,205</b>	<b>\$ 116,875</b>	<b>\$ 117,375</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 110,819</b>	<b>\$ 116,875</b>	<b>\$ 117,375</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 14,386</b>	<b>\$ -</b>	<b>\$ -</b>	

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

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 131

Century Park Place  
Community Development District

**Financial Report For  
February 2026**

**Century Park Place Community Development District**  
**Budget vs. Actual**  
**October 2025 through February 2026**

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-3100 · Administrative Assessments	53,514.44	58,215.00	-4,700.56	91.93%
01-3200 · Maintenance Assessments	23,140.24	25,266.00	-2,125.76	91.59%
01-3810 · Debt Assessments	113,216.45	123,590.00	-10,373.55	91.61%
01-3820 · Debt Assess-Paid To Trustee	-107,548.63	-116,175.00	8,626.37	92.58%
01-3830 · Assessment Fees	-1,820.83	-4,141.00	2,320.17	43.97%
01-3831 · Assessment Discounts	-7,590.83	-8,283.00	692.17	91.64%
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%
<b>Total Income</b>	<u>73,128.69</u>	<u>101,732.00</u>	<u>-28,603.31</u>	<u>71.88%</u>
<b>Expense</b>				
01-1311 · Management Fees	14,990.00	35,976.00	-20,986.00	41.67%
01-1315 · Legal Fees	4,545.00	9,000.00	-4,455.00	50.5%
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	1,996.16	4,000.00	-2,003.84	49.9%
01-1512 · Miscellaneous	140.53	700.00	-559.47	20.08%
01-1513 · Postage and Delivery	51.64	200.00	-148.36	25.82%
01-1514 · Office Supplies	82.85	325.00	-242.15	25.49%
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	517.50	2,500.00	-1,982.50	20.7%
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%
<b>Total Expense</b>	<u>30,727.58</u>	<u>101,732.00</u>	<u>-71,004.42</u>	<u>30.2%</u>
<b>Net Income</b>	<u><u>42,401.11</u></u>	<u><u>0.00</u></u>	<u><u>42,401.11</u></u>	<u><u>100.0%</u></u>

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
<b>REVENUES</b>			
Administrative Assessments	58,215	889	53,514
Maintenance Assessments	25,266	386	23,140
Debt Assessments	123,590	1,887	113,217
Interest Income	1,200	0	218
<b>Total Revenues</b>	<b>\$ 208,271</b>	<b>\$ 3,162</b>	<b>\$ 190,089</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	4,000	0	600
Payroll Taxes	306	0	46
Management	35,976	2,998	14,990
Legal	9,000	1,550	4,545
Assessment Roll	6,750	0	0
Audit Fees	3,600	0	0
Insurance	7,400	0	7,423
Legal Advertisements	4,000	521	1,996
Miscellaneous	700	0	140
Postage	200	0	52
Office Supplies	325	13	83
Meeting Room Venue	1,000	0	160
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	0
Continuing Disclosure Fee	350	0	0
<b>Total Administrative Expenditures</b>	<b>\$ 77,982</b>	<b>\$ 5,082</b>	<b>\$ 30,210</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	2,500	518	518
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
<b>Total Maintenance Expenditures</b>	<b>\$ 23,750</b>	<b>\$ 518</b>	<b>\$ 518</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 101,732</b>	<b>\$ 5,600</b>	<b>\$ 30,728</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 106,539</b>	<b>\$ (2,438)</b>	<b>\$ 159,361</b>
Bond Payments	(116,175)	(1,803)	(107,548)
<b>BALANCE</b>	<b>\$ (9,636)</b>	<b>\$ (4,241)</b>	<b>\$ 51,813</b>
County Appraiser & Tax Collector Fee	(4,141)	(31)	(1,821)
Discounts For Early Payments	(8,283)	(111)	(7,591)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (22,060)</b>	<b>\$ (4,383)</b>	<b>\$ 42,401</b>
CARRYOVER FROM PRIOR YEAR	22,060	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>		

Bank Balance As Of 2/28/26	\$ 152,543.62
Accounts Payable As Of 2/28/26	\$ 18,634.20
Accounts Receivable As Of 2/28/26	\$ -
Reserve For Pavement Replacement As Of 2/28/26	\$ 21,382.00
Reserve For Stormwater Management As Of 2/28/26	\$ 7,600.00
Available Funds As Of 2/28/26	\$ 104,927.42

**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	\$ 3,006.44	\$ 1,283.12	\$ 6,227.82	\$ 6,227.82
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	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 11,066.30		\$ (106.23)	\$ (442.68)	\$ 10,517.39	\$ 3,110.74	\$ 1,350.09	\$ 6,605.47	\$ 2,956.45	\$ 1,283.12	\$ 6,277.82	\$ 6,277.82
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 1,546.98		\$ (14.66)	\$ (81.22)	\$ 1,451.10	\$ 434.86	\$ 188.73	\$ 923.39	\$ 407.90	\$ 177.03	\$ 866.17	\$ 866.17
5	5	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 6,323.60		\$ (60.71)	\$ (252.95)	\$ 6,009.94	\$ 1,777.56	\$ 771.48	\$ 3,774.56	\$ 1,689.40	\$ 733.21	\$ 3,587.33	\$ 3,587.33
6	6	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 3,161.80		\$ (30.51)	\$ (110.67)	\$ 3,020.62	\$ 888.78	\$ 385.74	\$ 1,887.28	\$ 849.09	\$ 368.52	\$ 1,803.01	\$ 1,803.01
7	Int. -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 197.05			\$ 197.05	\$ 197.05			\$ 197.05			\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 189,674.08	\$ 197.05	\$ (1,820.83)	\$ (7,590.83)	\$ 180,459.47	\$ 53,514.44	\$ 23,140.24	\$ 113,216.45	\$ 50,918.83	\$ 21,992.01	\$ 107,548.63	\$ 107,548.63

Assessment Roll = \$200,198.13

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

Collections  
 91.59%

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

\$ 189,674.08	
\$ 197.05	\$ 180,459.47
\$ (53,514.44)	\$ (50,918.83)
\$ (23,140.24)	\$ (21,992.01)
\$ -	\$ -
\$ (113,216.45)	\$ (107,548.63)
\$ -	\$ -