



**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JUNE 15, 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
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AGENDA
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
SPECIAL BOARD MEETING & PUBLIC HEARING
June 15, 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. April 6, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion/Update Regarding HOA and Comcast Project
- H. New Business
 - 1. Consider Approval of Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 5
- I. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 8
- J. Administrative & Operational Matters
 - 1. Financial Update.....Page 15
 - 2. Announce Qualified Elector (Registered Voter) Certification.....Page 19
 - 3. Announce Landowners Meeting – November 2, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K. Board Member & Staff Closing Comments
- L. Adjourn

Publication Date
2026-05-26

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Special Board Meeting
of the

Century Park Place Community Development District

The Board of Supervisors (the "Board") of the Century Park Place Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on June 15, 2026, at 6:30 p.m., or as soon thereafter as can be heard, at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparkplacecdd.org) or from the District Manager at gperez@sdsinc.org during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Park Place Community Development District

www.centuryparkplacecdd.org

PUBLISH: MIAMI HERALD 05/26/26 & 06/02/26

IPL0342078

May 26, Jun 2 2026

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 6, 2026**

A. CALL TO ORDER

Mrs. Perez called the April 6, 2026, Regular Board Meeting of the Century Park Place Community Development District (the “District”) to order at 6:38 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami 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 Ana M. Ibarra, Vice Chairman Leonardo J. Ferrer and Supervisors Ray Rodriguez and Megan Rodriguez.

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

Also present were Daniel Diago and Carlos Tapanes.

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. March 2, 2026, Regular Board Meeting

A **MOTION** was made by Supervisor Ray Rodriguez, seconded by Supervisor Ferrer and passed unanimously approving the minutes of March 2, 2026, *amended at the request of District Counsel adding language under New Business, Item H.2 for the first paragraph to read “once the District reaches 250 general electors.”*

G. OLD BUSINESS

1. Discussion Regarding HOA and Comcast Project

District management noted that a recent inspection was conducted and the information that was collected consisted of loose covers and/or misplaced Comcast boxes and possible tripping hazards. This information was forwarded to Comcast, to Miami-Dade County and to the Association.

The Board and District Staff responded to several questions from the public regarding this matter.

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.

Estimated available funds for 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 FY 2025/2026 assessment, letters to residents are not needed.

A **MOTION** was made by Supervisor Leo Ferrer, seconded by Supervisor Ray Rodriguez and unanimously passed adopting Resolution No. 2026-01, as presented, approving the Proposed Budget for Fiscal Year 2026/2027 and Setting the Public Hearing for finalization for June 15, 2026, at 6:30 p.m. at the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174; and further authorizing legal advertisements as required.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement pointing out that available funds as of December 31, 2025, were \$104,927.42.

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

2. 2026 General Election and Candidate Qualifying Period

Mrs. Perez indicated that if the District should meet the 250 general electors, to be determined by the Miami-Dade County Supervisors later this month, then certain Seats will need to go onto the 2026 General Election and the Candidate Qualifying Period, pursuant to the Miami-Dade County SOE, which is effective as of Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

She added that if the District does not meet said requirement, then the Board would remain in a Landowners' Election process, and a Landowners' Meeting would be held in November 2026.

3. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised that this year's filing requirement is for a completed 2025 Form 1 must be submitted prior to July 1, 2026, 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 floridaethics.gov. As previously noted, Board Members are no longer able to file a completed Form 1 through your local Supervisor of Elections' office.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

The District Board and Staff addressed additional questions from the members of the public that were present with regards to the District budget, the HOA Comcast Project damages and the actions taken by the District on the matter and addressed and/or provided clarification as to the electoral process.

K. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 7:18 p.m. on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor Ferrer and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Park Place Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of June, 2026.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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:

November 2, 2026

February 1, 2027

March 1, 2027

April 5, 2027

May 3, 2027

August 2, 2027

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 00/00/26

Publication Date
2026-05-26

Subcategory
Miscellaneous Notices

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Century Park Place Community Development District

www.centuryparkplacecdd.org

PUBLISH: MIAMI HERALD 05/26/26 & 06/02/26

IPL0342078

May 26, Jun 2 2026

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Century Park Place Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 15th day of June, 2026.

ATTEST:

**CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Place
Community Development District

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

CONTENTS

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

FINAL 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 FINAL 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 FINAL 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

Century Park Place
Community Development District

**Financial Report For
May 2026**

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

	<u>Oct 25 - May 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessments	57,095.87	58,215.00	-1,119.13	98.08%
01-3200 · Maintenance Assessments	24,687.33	25,266.00	-578.67	97.71%
01-3810 · Debt Assessments	120,785.81	123,590.00	-2,804.19	97.73%
01-3820 · Debt Assess-Paid To Trustee	-114,906.52	-116,175.00	1,268.48	98.91%
01-3830 · Assessment Fees	-1,945.35	-4,141.00	2,195.65	46.98%
01-3831 · Assessment Discounts	-7,820.58	-8,283.00	462.42	94.42%
01-9410 · Interest Income (GF)	1,923.88	1,200.00	723.88	160.32%
01-9412 · Carryover from Previous Year	0.00	22,060.00	-22,060.00	0.0%
Total Income	<u>79,820.44</u>	<u>101,732.00</u>	<u>-21,911.56</u>	<u>78.46%</u>
Expense				
01-1311 · Management Fees	23,984.00	35,976.00	-11,992.00	66.67%
01-1315 · Legal Fees	6,925.00	9,000.00	-2,075.00	76.94%
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	524.11	700.00	-175.89	74.87%
01-1513 · Postage and Delivery	162.47	200.00	-37.53	81.24%
01-1514 · Office Supplies	137.50	325.00	-187.50	42.31%
01-1519 · Meeting Venue Rental	530.00	1,000.00	-470.00	53.0%
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	4,087.50	2,500.00	1,587.50	163.5%
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	1,400.00	4,000.00	-2,600.00	35.0%
02-2482 · Payroll Tax Expense	107.10	306.00	-198.90	35.0%
01-2483 · Pavement Replacement Reserve	0.00	8,000.00	-8,000.00	0.0%
Total Expense	<u>47,451.84</u>	<u>101,732.00</u>	<u>-54,280.16</u>	<u>46.64%</u>
Net Income	<u><u>32,368.60</u></u>	<u><u>0.00</u></u>	<u><u>32,368.60</u></u>	<u><u>100.0%</u></u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual May-26	Year To Date Actual 10/1/25 - 5/31/26
REVENUES			
Administrative Assessments	58,215	0	57,096
Maintenance Assessments	25,266	0	24,687
Debt Assessments	123,590	0	120,786
Interest Income	1,200	0	1,924
Total Revenues	\$ 208,271	\$ -	\$ 204,493
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	4,000	0	1,400
Payroll Taxes	306	0	107
Management	35,976	2,998	23,984
Legal	9,000	0	6,925
Assessment Roll	6,750	0	0
Audit Fees	3,600	0	0
Insurance	7,400	0	7,423
Legal Advertisements	4,000	0	1,996
Miscellaneous	700	25	524
Postage	200	59	162
Office Supplies	325	6	138
Meeting Room Venue	1,000	0	530
Dues & Subscriptions	175	0	175
Trustee Fees	4,200	0	0
Continuing Disclosure Fee	350	0	0
Total Administrative Expenditures	\$ 77,982	\$ 3,088	\$ 43,364
Maintenance Expenditures			
Engineering/Inspections	2,500	647	4,088
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	\$ 647	\$ 4,088
TOTAL EXPENDITURES	\$ 101,732	\$ 3,735	\$ 47,452
REVENUES LESS EXPENDITURES	\$ 106,539	\$ (3,735)	\$ 157,041
Bond Payments	(116,175)	0	(114,907)
BALANCE	\$ (9,636)	\$ (3,735)	\$ 42,134
County Appraiser & Tax Collector Fee	(4,141)	0	(1,945)
Discounts For Early Payments	(8,283)	0	(7,821)
EXCESS/ (SHORTFALL)	\$ (22,060)	\$ (3,735)	\$ 32,368
CARRYOVER FROM PRIOR YEAR	22,060	0	0
NET EXCESS/ (SHORTFALL)	\$ -		

Bank Balance As Of 5/31/26	\$ 130,747.65
Accounts Payable As Of 5/31/26	\$ 6,870.74
Accounts Receivable As Of 5/31/26	\$ -
Reserve For Pavement Replacement As Of 5/31/26	\$ 21,382.00
Reserve For Stormwater Management As Of 5/31/26	\$ 7,600.00
Available Funds As Of 5/31/26	\$ 94,894.91

**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	7	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 1,580.90		\$ (15.65)	\$ (15.81)	\$ 1,549.44	\$ 444.39	\$ 192.87	\$ 943.64	\$ 435.55	\$ 189.03	\$ 924.86	\$ 924.86
9	8	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 7,131.01		\$ (69.17)	\$ (213.94)	\$ 6,847.90	\$ 2,004.53	\$ 869.98	\$ 4,256.50	\$ 1,924.95	\$ 835.44	\$ 4,087.51	\$ 4,087.51
10	9	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 3,969.21		\$ (39.70)	\$ -	\$ 3,929.51	\$ 1,115.75	\$ 484.24	\$ 2,369.22	\$ 1,104.59	\$ 479.40	\$ 2,345.52	\$ 2,345.52
11	Int - 2	Miami-Dade Tax Collector	04/24/26	Interest		\$ 16.76			\$ 16.76	\$ 16.76			\$ 16.76			\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 202,355.20	\$ 213.81	\$ (1,945.35)	\$ (7,820.58)	\$ 192,803.08	\$ 57,095.87	\$ 24,687.33	\$ 120,785.81	\$ 54,400.68	\$ 23,495.88	\$ 114,906.52	\$ 114,906.52

Assessment Roll = \$200,198.13

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

Collections
 97.71%

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

\$ 202,355.20	
\$ 213.81	\$ 192,803.08
\$ (57,095.87)	\$ (54,400.68)
\$ (24,687.33)	\$ (23,495.88)
\$ -	\$ -
\$ (120,785.81)	\$ (114,906.52)
\$ -	\$ -

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



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TTY 305-499-8480
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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Century Park Place Community Development District, as described in the attached MAP, has 220 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.