



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 7, 2017
11:00 A.M.**

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

www.centuryparccdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
Century Park Clubhouse
8950 West Flagler Street
Miami, Florida 33174
REGULAR BOARD MEETING & PUBLIC HEARING
June 7, 2017
11:00 a.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 5, 2017 Regular Board Meeting Minutes.....Page 2
- G.** Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
 - 3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 6
- H.** Old Business
- I.** New Business
 - 1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 13
- J.** Administrative Matters
 - 1. Financial Update.....Page 15
- K.** Board Member/Staff Comments and Requests
- L.** Adjourn

MÍAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

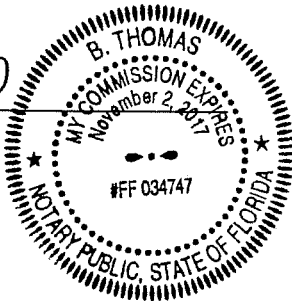
09/19/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
19 day of SEPTEMBER, A.D. 2016

(SEAL)

MARIA MESA personally known to me



CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Parc Community Development District will hold Regular Meetings in the Century Park Clubhouse, located at 8950 West Flagler Street, Miami, Florida 33174 at 11:00 a.m. on the following dates:

**October 5, 2016
December 7, 2016
February 1, 2017
April 5, 2017
June 7, 2017
August 2, 2017**

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. 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 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may 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. 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 without advertised notice.

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

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9/19

16-68/0000153069M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

A. CALL TO ORDER

The April 5, 2017, Regular Board Meeting of the Century Parc Community Development District was called to order at 11:05 a.m. in the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 19, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Nelson Avendano, Vice Chairman Jorge Luis Romero and Supervisors Ovidio Laria, Ysela Llorca (who arrived at 11:10 a.m.) and Ramon German.

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

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. February 1, 2017, Regular Board Meeting

Mrs. Perez presented the minutes of the February 1, 2017, Regular Board Meeting and asked if there were any corrections and/or additions.

There being no corrections and/or additions, a MOTION was made by Supervisor German, seconded by Supervisor Romero and unanimously passed to approve the minutes of the February 1, 2017, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed Budget

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

Mrs. Perez presented Resolution No. 2017-01, entitled:

RESOLUTION NO. 2017-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY
PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A
PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING
AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and noted that the debt service assessment would be slightly lower than last year. She indicated that this was due to amortization schedule fluctuations. She indicated that the Administrative Budget is slightly higher than last year and that any unused Maintenance/Contingency funds will be designated as reserve funds and will be used for future projects. So far there is \$160,000 designated (prior years) and most of the 16/17 Maintenance/Contingency budgets are unused. The estimated available funds as of September 30, 2017, are projected to be \$45,000. A prior year carryover of \$1,000 has been setup (\$0 was set-up last year). The available fund balance takes the reserve funds for the Road & Drainage repairs into consideration. Because the overall assessment for 2017/2018 will be lower than the 2016/2017 assessment, letters to residents will not be required. A discussion ensued.

Supervisor Llort arrived at 11:10 a.m.

A **MOTION** was made by Supervisor German, seconded by Supervisor Romero and unanimously passed to adopt Resolution No. 2017-01, as presented, approving a Proposed Budget for FY 2017-2018 and setting the Public Hearing for finalization for June 7, 2017, at 11:00 a.m. at the current meeting location of the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174; and further authorizing required advertisements.

2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories

Mrs. Perez presented Resolution No. 2017-02, entitled:

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY
PARC COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE
ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT,
DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO
REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES,
SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN
EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and provided an explanation for the document. She stated that this action was necessary due to changes at the corporate office with the announcement

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 5, 2017**

that Pete Pimentel, one of the current signatories, was in the process of retiring. She added that the purpose of this action was to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which;

A **MOTION** was made by Supervisor Llort, seconded by Supervisor German and unanimously passed to approve and adopt Resolution No. 2017-02, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Nelson Avendano as authorized signatories on the established operating account and authorizing the electronic approval process.

I. ADMINISTRATIVE MATTERS
1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed those with the Board, pointing out that the available funds as of February 28, 2017, were \$134,214.97.

J. BOARD MEMBERS/STAFF CLOSING COMMENTS

There were no comments from the Board Members or Staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Avendano to adjourn the Regular Board Meeting at 1:19 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

**Notice of Public Hearing
and Regular Board Meeting of the
Century Parc Community Development District**

The Board of Supervisors of the Century Parc Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 7, 2017, at 11:00 a.m., or as soon thereafter as can be heard, in the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Century Parc Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 during normal business hours. The purpose of the Regular 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 Regular 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.

Century Parc Community Development District

www.centuryparccdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 05/18/17 & 05/25/17

RESOLUTION NO. 2017-03

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.

WHEREAS, the Century Parc Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 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 PARC COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 7th day of June, 2017.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Parc
Community Development District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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

FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
Administrative Assessments	76,426
Maintenance Assessments	59,538
Debt Assessments	352,244
Other Revenues	0
Interest Income	360
TOTAL REVENUES	\$ 488,568
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance/Contingency - Drainage	19,250
Maintenance/Contingency - Roads	34,710
Engineering/Inspections	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Management	30,252
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,800
Insurance	6,356
Legal Advertisements	600
Miscellaneous	750
Postage	400
Office Supplies	700
Dues & Subscriptions	175
Trustee Fees	3,400
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,193
TOTAL EXPENDITURES	\$ 129,153
REVENUES LESS EXPENDITURES	\$ 359,415
Bond Payments	(331,109)
BALANCE	\$ 28,306
County Appraiser & Tax Collector Fee	(9,769)
Discounts For Early Payments	(19,537)
Excess/ (Shortfall)	\$ (1,000)
Carryover From Prior Year	1,000
Net Excess/ (Shortfall)	\$ -

DETAILED FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	62,422	76,588	76,426	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	64,903	59,538	59,538	Expenditures/.94
Debt Assessments	351,808	352,337	352,244	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	572	240	360	Interest Estimated At \$30 Per Month
TOTAL REVENUES	\$ 479,705	\$ 488,703	\$ 488,568	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	11,780	19,250	19,250	Second Year Of Four Year Project
Maintenance/Contingency - Roads	0	34,710	34,710	2031 Road Project - Second Year
Engineering/Inspections	3,008	2,000	2,000	No Change From 2016/2017 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 14,788	\$ 55,960	\$ 55,960	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	7,000	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	536	560	560	Projected At 8% Of Supervisor Fees
Management	29,436	29,640	30,252	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2016/2017 Budget
Legal	6,876	7,000	7,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	\$100 Increase From 2016/2017 Budget
Insurance	5,665	6,100	6,356	Insurance Company Estimate
Legal Advertisements	332	650	600	\$50 Decrease From 2016/2017 Budget
Miscellaneous	738	650	750	\$100 Increase From 2016/2017 Budget
Postage	702	400	400	No Change From 2016/2017 Budget
Office Supplies	781	650	700	\$50 Increase From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	3,091	3,500	3,400	\$100 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,132	\$ 72,225	\$ 73,193	
TOTAL EXPENDITURES	\$ 85,920	\$ 128,185	\$ 129,153	
REVENUES LESS EXPENDITURES	\$ 393,785	\$ 360,518	\$ 359,415	
Bond Payments	(332,696)	(331,197)	(331,109)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 61,089	\$ 29,321	\$ 28,306	
County Appraiser & Tax Collector Fee	(4,619)	(9,774)	(9,769)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,196)	(19,547)	(19,537)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 39,274	\$ -	\$ (1,000)	
Carryover From Prior Year	0	0	1,000	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 39,274	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	24	25	25	Projected Interest For 2017/2018
NAV Tax Collection	332,696	331,197	331,109	2018 P & I Payments Less Earned Interest
Total Revenues	\$ 332,720	\$ 331,222	\$ 331,134	
EXPENDITURES				
Principal Payments	175,000	185,000	190,000	Principal Payment Due In 2018
Interest Payments	152,690	146,222	141,134	Interest Payments Due In 2018
Total Expenditures	\$ 327,690	\$ 331,222	\$ 331,134	
Excess/ (Shortfall)	\$ 5,030	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$4,305,000	Annual Principal Payments Due =	November 1st
Interest Rate =	1.5% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2012		
Maturity Date =	November 2031		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Projected Assessment*
Administrative	\$ 82.41	\$ 80.78	\$ 100.11	\$ 99.91
Maintenance	\$ 84.84	\$ 84.84	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 460.17</u>	<u>\$ 461.69</u>	<u>\$ 462.39</u>	<u>\$ 462.26</u>
Total For 691 Units	\$ 627.42	\$ 627.31	\$ 640.33	\$ 640.00
Administrative	\$ 82.41	\$ 80.78	\$ 100.11	\$ 99.91
Maintenance	\$ 84.84	\$ 84.84	\$ 77.83	\$ 77.83
Security	\$ 73.35	\$ -	\$ -	\$ -
<u>Debt</u>	<u>\$ 460.17</u>	<u>\$ 461.69</u>	<u>\$ 462.39</u>	<u>\$ 462.26</u>
Total For 74 Townhomes	\$ 700.77	\$ 627.31	\$ 640.33	\$ 640.00

* Assessments Include the Following :

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

Community Information:

Condominiums	691
<u>Townhomes</u>	<u>74</u>
Total Units	765

Townhomes Information

Total Units	74
<u>Prepayments</u>	<u>3</u>
Billed For Debt	71

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Parc Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 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 PARC 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 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2017.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Century Parc Community Development District will hold Regular Meetings in the Century Park Clubhouse, located at 8950 West Flagler Street, Miami, Florida 33174 at 11:00 a.m. on the following dates:

**October 4, 2017
December 6, 2017
February 7, 2018
April 4, 2018
June 6, 2018
August 1, 2018**

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. 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 five (5) days prior to the date of the particular meeting.

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

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

www.centuryparccdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2017

Century Parc
Community Development District

**Financial Report For
April 2017**

Century Parc Community Development District Budget vs. Actual

October 2016 through April 2017

	<u>Oct '16 - Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	57,735.94	59,538.00	-1,802.06	96.97%
369.401 · Interest Income	378.34	240.00	138.34	157.64%
363.820 · Debt Assessment-Paid to Trustee	-325,430.15	-331,197.00	5,766.85	98.26%
363.831 · Assessment Discounts	-17,824.37	-19,547.00	1,722.63	91.19%
363.830 · Assessment Fees	-4,557.54	-9,774.00	5,216.46	46.63%
363.810 · Debt Assessments	341,579.20	352,337.00	-10,757.80	96.95%
363.100 · Admin Assessment Income	74,305.54	76,588.00	-2,282.46	97.02%
Total Income	<u>126,186.96</u>	<u>128,185.00</u>	<u>-1,998.04</u>	<u>98.44%</u>
Expense				
511.122 · Payroll Expense	290.70	560.00	-269.30	51.91%
511.131 · Supervisors Fees	3,800.00	7,000.00	-3,200.00	54.29%
511.305 · MaintenanceContingency-Drainage	5,350.00	19,250.00	-13,900.00	27.79%
511.306 · Maintenance/Contingency - Roads	0.00	34,710.00	-34,710.00	0.0%
511.311 · Management Fees	17,290.00	29,640.00	-12,350.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.450 · Insurance	5,778.00	6,100.00	-322.00	94.72%
511.480 · Legal Advertisements	0.00	650.00	-650.00	0.0%
511.512 · Miscellaneous Expense	441.99	650.00	-208.01	68.0%
511.513 · Postage and Delivery	91.88	400.00	-308.12	22.97%
511.514 · Office Supplies	276.25	650.00	-373.75	42.5%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	875.00	1,500.00	-625.00	58.33%
511. · Professional Fees				
511.320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
511.310 · Engineering	1,200.00	2,000.00	-800.00	60.0%
511.315 · Legal Fees	3,580.80	7,000.00	-3,419.20	51.15%
Total 511. · Professional Fees	<u>4,780.80</u>	<u>12,700.00</u>	<u>-7,919.20</u>	<u>37.64%</u>
Total Expense	<u>41,599.62</u>	<u>128,185.00</u>	<u>-86,585.38</u>	<u>32.45%</u>
Net Income	<u>84,587.34</u>	<u>0.00</u>	<u>84,587.34</u>	<u>100.0%</u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
APRIL 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Apr-17	Year To Date Actual 10/1/16 - 4/30/17
REVENUES			
Administrative Assessments	76,588	2,191	74,306
Maintenance Assessments	59,538	1,697	57,736
Debt Assessments	352,337	10,043	341,579
Other Revenues	0	0	0
Interest Income	240	50	378
Total Revenues	\$ 488,703	\$ 13,981	\$ 473,999
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	19,250	0	5,350
Maintenance/Contingency - Roads	34,710	0	0
Engineering/Inspections	2,000	0	1,200
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960	\$ -	\$ 6,550
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	1,000	3,800
Payroll Taxes - Employer	560	77	291
Management	29,640	2,470	17,290
Secretarial	4,200	350	2,450
Legal	7,000	640	3,581
Assessment Roll	6,000	0	0
Audit Fees	3,700	0	0
Insurance	6,100	0	5,778
Legal Advertisements	650	0	0
Miscellaneous	1,150	53	442
Postage	400	12	92
Office Supplies	650	24	276
Dues & Subscriptions	175	0	175
Trustee Fee	3,500	0	0
Continuing Disclosure Fee	0	0	0
Website Management	1,500	125	875
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,225	\$ 4,751	\$ 35,050
Total Expenditures	\$ 128,185	\$ 4,751	\$ 41,600
REVENUES LESS EXPENDITURES	\$ 360,518	\$ 9,230	\$ 432,399
Bond Payments	(331,197)	(9,933)	(325,430)
Balance	\$ 29,321	\$ (703)	\$ 106,969
County Appraiser & Tax Collector Fee	(9,774)	(139)	(4,558)
Discounts For Early Payments	(19,547)	(13)	(17,824)
Excess/ (Shortfall)	\$ -	\$ (855)	\$ 84,587
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (855)	\$ 84,587
Bank Balance As Of 3/31/17	\$ 301,766.29		
Funds Received: 4/1/17 - 4/30/17	\$ 13,829.10		
Disbursements: 4/1/17 - 4/30/17	\$ 9,574.48		
Bank Balance As Of 4/30/17	\$ 306,020.91		
Accounts Payable As Of 4/30/17	\$ 13,956.36		
Reserve Funds As Of 4/30/17	\$ 160,000.00		
Accounts Receivable As Of 4/20/17	\$ -		
Available Funds As Of 4/30/17	\$ 132,064.55		

**CENTURY PARC CDD
TAX COLLECTIONS
2016-2017**

#	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
									\$488,463.00	\$76,588.00	\$59,538.00	\$352,337.00	\$76,588.00	\$59,538.00	\$352,337.00	\$331,197.00
									\$459,142.00	\$71,985.00	\$55,960.00	\$331,197.00	\$71,985.00	\$55,960.00	\$331,197.00	\$331,197.00
1	10Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 967.58		\$ (9.17)	\$ (50.79)	\$ 907.62	\$ 150.93	\$ 118.05	\$ 698.60	\$ 141.62	\$ 110.75	\$ 655.25	\$ 655.25
2	10	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 23,870.15		\$ (29.15)	\$ (954.69)	\$ 22,686.31	\$ 3,804.18	\$ 2,957.54	\$ 17,108.43	\$ 3,615.61	\$ 2,810.85	\$ 16,259.85	\$ 16,259.85
3	4	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 84,523.56		\$ (811.43)	\$ (3,380.53)	\$ 80,331.60	\$ 13,214.52	\$ 10,273.56	\$ 61,035.48	\$ 12,559.50	\$ 9,764.00	\$ 58,008.10	\$ 58,008.10
4	202	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 294,729.74		\$ (2,829.43)	\$ (11,787.81)	\$ 280,112.50	\$ 46,150.71	\$ 35,879.63	\$ 212,699.40	\$ 43,863.05	\$ 34,100.00	\$ 202,149.45	\$ 202,149.45
5	210	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 16,648.58		\$ (160.08)	\$ (640.26)	\$ 15,848.24	\$ 2,602.86	\$ 2,023.58	\$ 12,022.14	\$ 2,478.34	\$ 1,926.25	\$ 11,443.65	\$ 11,443.65
6	58	Miami-Dade Tax Collector	12/28/17	NAV Taxes	\$ 7,683.96		\$ (74.28)	\$ (258.12)	\$ 7,353.56	\$ 1,201.32	\$ 933.96	\$ 5,548.68	\$ 1,150.16	\$ 893.70	\$ 5,309.70	\$ 5,309.70
7	41Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 317.52		\$ (3.08)	\$ (9.53)	\$ 304.91	\$ 49.82	\$ 38.70	\$ 229.00	\$ 47.86	\$ 37.20	\$ 219.85	\$ 219.85
8	41	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 8,964.62		\$ (86.95)	\$ (268.94)	\$ 8,608.73	\$ 1,401.54	\$ 1,089.62	\$ 6,473.46	\$ 1,345.88	\$ 1,046.40	\$ 6,216.45	\$ 6,216.45
9	4	Miami-Dade Tax Collector	01/27/17	Interest		\$ 34.74			\$ 34.74							
10	71	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 14,727.59		\$ (143.89)	\$ (339.42)	\$ 14,244.28	\$ 2,302.53	\$ 1,790.09	\$ 10,634.97	\$ 2,227.63	\$ 1,731.25	\$ 10,285.40	\$ 10,285.40
11	89	Miami-Dade Tax Collector	03/08/17	NAV Taxes	\$ 7,221.57		\$ (70.98)	\$ (123.47)	\$ 7,027.12	\$ 1,201.32	\$ 933.96	\$ 5,086.29	\$ 1,169.02	\$ 908.80	\$ 4,949.30	\$ 4,949.30
12	48	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 13,923.14		\$ (139.10)	\$ (12.81)	\$ 13,771.23	\$ 2,183.14	\$ 1,697.25	\$ 10,042.75	\$ 2,159.33	\$ 1,678.75	\$ 9,933.15	\$ 9,933.15
13	902	Miami-Dade Tax Collector	04/26/17	Interest		\$ 7.93			\$ 7.93							
14	296	Miami-Dade Tax Collector	05/10/17	NAV Taxes/Interest	\$ 3,201.65	\$ 57.63	\$ (32.59)		\$ 3,226.69	\$ 558.18	\$ 389.15	\$ 2,311.95	\$ 552.59	\$ 385.25	\$ 2,288.85	\$ 2,288.85
15																
16																
17																
18																
19																
20																
21																
					\$ 476,779.66	\$ 100.30	\$ (4,590.13)	\$ (17,824.37)	\$ 454,465.46	\$ 74,863.72	\$ 58,125.09	\$ 343,891.15	\$ 71,353.26	\$ 55,393.20	\$ 327,719.00	\$ 327,719.00

Note: \$488,463, \$76,588, \$59,538, and \$352,337 are 2016/2017 Budgeted assessments before discounts and fees.
 \$459,142, \$71,985, \$55,960 and \$331,197 are 2016/2017 Budgeted assessments after discounts and fees.

\$	476,779.66	
\$	100.30	\$ 454,465.46
\$	(74,863.72)	\$ (71,353.26)
\$	(58,125.09)	\$ (55,393.20)
\$	-	\$ -
\$	(343,891.15)	\$ (327,719.00)
\$	-	\$ -