



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 7, 2018
11:00 A.M.**

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

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786.347.2711 ext. 2011 Telephone
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AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
Century Park Clubhouse
8950 West Flagler Street
Miami, Florida 33174
REGULAR BOARD MEETING
February 7, 2018
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. December 6, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Meeting Attendance
- I. Administrative Matters
 - 1. Financial Update.....Page 4
- J. Board Member/Staff Comments and Requests
- K. Adjourn

MIAMI 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 2017/2018 REGULAR MEETING SCHEDULE


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

09/20/2017

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
20 day of SEPTEMBER, A.D. 2017



(SEAL)

MARIA MESA personally known to me



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 Parc Courthouse, 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 5, 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 1-877-737-4822 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 meetings 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 1-877-737-4822 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

www.centuryparccddt.org

17-16/0000258082M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 6, 2017**

A. CALL TO ORDER

The December 6, 2017, Regular Board Meeting of the Century Parc Community Development District was called to order at 11:06 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 20, 2017, as part of the District's Fiscal Year 2017/2018 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 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. (via conference call)

D. ADDITIONS OR DELETIONS TO AGENDA

Several attempts were made to reach Supervisor Ysela Llort via telephone per her request. None of the calls went through.

Chairman Avendano asked that at the next scheduled meeting when all Supervisors are present that he would like to have a discussion on meeting attendance in person versus calling in, thereby directing District management add this item to an upcoming 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. October 4, 2017, Regular Board Meeting

Mrs. Perez presented the minutes of the October 4, 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 Chairman Avendano and unanimously passed to approve the minutes of the October 4, 2017, Regular Board Meeting, as presented.
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G. OLD BUSINESS

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 6, 2017**

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

H. NEW BUSINESS

1. Receive and accept the 2017 Annual Engineer's Report

Mrs. Perez presented the Alvarez Engineering 2017 Annual Engineer's Report in the meeting book.

A **MOTION** was made by Supervisor German, seconded by Chairman Avendano and unanimously passed to receive and accept the 2017 Annual Engineer's Report with modifications for District records.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of November 30, 2017, were \$43,287.34.

J. BOARD MEMBERS/STAFF CLOSING COMMENTS

There were no closing comments from the Board or Staff.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Avendano, seconded by Supervisor German to adjourn the Regular Board Meeting at 11:33 a.m. Upon being put to a vote, the motion carried 4 to 0.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

Century Parc
Community Development District

**Financial Report For
December 2017**

Century Parc Community Development District
Budget vs. Actual
October through December 2017

	<u>Oct - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	49,456.77	59,538.00	-10,081.23	83.07%
369.399 · Carryover From Prior Year	0.00	1,000.00	-1,000.00	0.0%
369.401 · Interest Income	154.88	360.00	-205.12	43.02%
363.820 · Debt Assessment-Paid to Trustee	-278,305.35	-331,109.00	52,803.65	84.05%
363.831 · Assessment Discounts	-16,209.11	-19,537.00	3,327.89	82.97%
363.830 · Assessment Fees	-3,895.48	-9,769.00	5,873.52	39.88%
363.810 · Debt Assessments	292,813.87	352,244.00	-59,430.13	83.13%
363.100 · Admin Assessment Income	63,487.29	76,426.00	-12,938.71	83.07%
Total Income	<u>107,502.87</u>	<u>129,153.00</u>	<u>-21,650.13</u>	<u>83.24%</u>
Expense				
511.122 · Payroll Expense	137.70	560.00	-422.30	24.59%
511.131 · Supervisors Fees	1,800.00	7,000.00	-5,200.00	25.71%
511.305 · MaintenanceContingency-Drainage	0.00	19,250.00	-19,250.00	0.0%
511.306 · Maintenance/Contingency - Roads	0.00	34,710.00	-34,710.00	0.0%
511.311 · Management Fees	7,563.00	30,252.00	-22,689.00	25.0%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	0.00	600.00	-600.00	0.0%
511.512 · Miscellaneous Expense	151.25	750.00	-598.75	20.17%
511.513 · Postage and Delivery	25.35	400.00	-374.65	6.34%
511.514 · Office Supplies	67.45	700.00	-632.55	9.64%
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	3,400.00	-3,400.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	375.00	1,500.00	-1,125.00	25.0%
511. · Professional Fees				
511.320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	1,610.00	7,000.00	-5,390.00	23.0%
Total 511. · Professional Fees	<u>1,610.00</u>	<u>12,800.00</u>	<u>-11,190.00</u>	<u>12.58%</u>
Total Expense	<u>18,732.75</u>	<u>129,153.00</u>	<u>-110,420.25</u>	<u>14.5%</u>
Net Income	<u>88,770.12</u>	<u>0.00</u>	<u>88,770.12</u>	<u>100.0%</u>

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

REVENUES	Annual Budget 10/1/17 - 9/30/18	Actual Dec-17	Year To Date Actual 12/1/17 - 12/31/17
Administrative Assessments	76,426	60,246	63,487
Maintenance Assessments	59,538	46,931	49,457
Debt Assessments	352,244	277,818	292,814
Other Revenues	0	0	0
Interest Income	360	68	155
Total Revenues	\$ 488,568	\$ 385,063	\$ 405,913
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	19,250	0	0
Maintenance/Contingency - Roads	34,710	0	0
Engineering/Inspections	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	800	1,800
Payroll Taxes (Employer)	560	61	138
Management	30,252	2,521	7,563
Secretarial	4,200	350	1,050
Legal	7,000	400	1,610
Assessment Roll	6,000	0	0
Audit Fees	3,800	0	0
Insurance	6,356	0	5,778
Legal Advertisements	600	0	0
Miscellaneous	750	52	151
Postage	400	16	25
Office Supplies	700	20	67
Dues & Subscriptions	175	0	175
Trustee Fees	3,400	0	0
Continuing Disclosure Fee	500	0	0
Website Management	1,500	125	375
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,193	\$ 4,345	\$ 18,733
Total Expenditures	\$ 129,153	\$ 4,345	\$ 18,733
REVENUES LESS EXPENDITURES	\$ 359,415	\$ 380,718	\$ 387,180
Bond Payments	(331,109)	(264,057)	(278,305)
Balance	\$ 28,306	\$ 116,661	\$ 108,875
County Appraiser & Tax Collector Fee	(9,769)	(3,696)	(3,895)
Discounts For Early Payments	(19,537)	(15,374)	(16,209)
Excess/ (Shortfall)	\$ (1,000)	\$ 97,591	\$ 88,770
Carryover from Prior Year	1,000	0	0
Net Excess/ (Shortfall)	\$ -	\$ 97,591	\$ 88,770

Bank Balance As Of 11/30/17	\$ 274,679.96
Funds Received: 12/1/17 - 12/31/17	\$ 365,992.70
Disbursements: 12/1/17 - 12/31/17	\$ 4,778.15
Bank Balance As Of 12/31/17	\$ 635,894.51
Accounts Payable As Of 12/31/17	\$ 282,137.32
Reserve Funds - Drainage As Of 12/31/17	\$ 14,000.00
Reserve Funds - Roads As Of 12/31/17	\$ 194,000.00
Accounts Receivable As Of 12/31/17	\$ -
Available Funds As Of 12/31/17	\$ 145,757.19

**CENTURY PARC CDD
TAX COLLECTIONS
2017-2018**

#	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
									\$488,208.00	\$76,426.00	\$59,538.00	\$ 352,244.00	\$76,426.00	\$59,538.00	\$352,244.00	
									\$458,902.00	\$71,833.00	\$55,960.00	\$ 331,109.00	\$71,833.00	\$55,960.00	\$331,109.00	\$331,109.00
1	689	Miami-Dade Tax Collector	11/20/17	NAV Taxes	\$ 922.45		\$ (8.81)	\$ (41.29)	\$ 872.35	\$ 144.35	\$ 112.55	\$ 665.55	\$ 136.50	\$ 106.45	\$ 629.40	\$ 629.40
2	345	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 19,840.00		\$ (190.47)	\$ (793.60)	\$ 18,855.93	\$ 3,097.21	\$ 2,412.73	\$ 14,330.06	\$ 2,943.53	\$ 2,293.10	\$ 13,619.30	\$ 13,619.30
3	469	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 102,577.74		\$ (984.75)	\$ (4,103.11)	\$ 97,489.88	\$ 16,085.51	\$ 12,530.63	\$ 73,961.60	\$ 15,287.68	\$ 11,909.10	\$ 70,293.10	\$ 70,293.10
4	20	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 282,417.74		\$ (2,711.45)	\$ (11,271.11)	\$ 268,435.18	\$ 44,160.22	\$ 34,400.86	\$ 203,856.66	\$ 41,973.93	\$ 32,697.70	\$ 193,763.55	\$ 193,763.55
5	859	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 18,560.00		\$ (178.44)	\$ (716.80)	\$ 17,664.76	\$ 2,897.39	\$ 2,257.07	\$ 13,405.54	\$ 2,757.41	\$ 2,148.25	\$ 12,759.10	\$ 12,759.10
6	566	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 6,724.91		\$ (65.04)	\$ (220.94)	\$ 6,438.93	\$ 1,052.46	\$ 820.45	\$ 4,852.00	\$ 1,007.68	\$ 785.55	\$ 4,645.70	\$ 4,645.70
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
					\$ 431,042.84	\$ -	\$ (4,138.96)	\$ (17,146.85)	\$ 409,757.03	\$ 67,437.14	\$ 52,534.29	\$ 311,071.41	\$ 64,106.73	\$ 49,940.15	\$ 295,710.15	\$ 295,710.15

Note: \$488,208, \$76,426, \$59,538, and \$352,444 are 2017/2018 Budgeted assessments before discounts and fees.
\$458,902, \$71,833, \$55,960 and \$331,109 are 2017/2018 Budgeted assessments after discounts and fees.

\$ 431,042.84	
\$ -	\$ 409,757.03
\$ (67,437.14)	\$ (64,106.73)
\$ (52,534.29)	\$ (49,940.15)
\$ -	\$ -
\$ (311,071.41)	\$ (295,710.15)
\$ -	\$ -