



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
AUGUST 2, 2017
11:00 A.M.**

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

www.centuryparccd.org
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

August 2, 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. June 7, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G.** Old Business
- H.** New Business
- I.** Administrative Matters
 - 1. Financial Update.....Page 5
- J.** Board Member/Staff Comments and Requests
- K.** 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

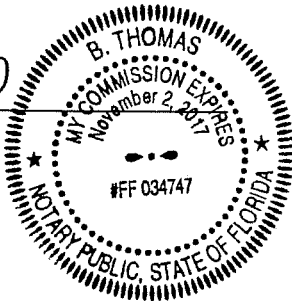
09/19/2016

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

www.centuryparccdd.org
9/19

16-68/0000153069M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 7, 2017**

A. CALL TO ORDER

The June 7, 2017, Regular Board Meeting of the Century Parc Community Development District was called to order at 11:03 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 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. April 5, 2017, Regular Board Meeting

Mrs. Perez presented the minutes of the April 5, 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 Vice Chairman Romero and unanimously passed to approve the minutes of the April 5, 2017, Regular Board Meeting, as presented.

At 11:05 a.m., Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 7, 2017**

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 18, 2017, and May 25, 2017, as legally required.

2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments. There being no comments on the fiscal year 2017/2018 budget and assessments, Mrs. Perez closed the public comment portion of the Public Hearing.

At approximately 11:06 a.m., with there being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Mrs. Perez presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

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

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll.

A **MOTION** was made by Supervisor German, seconded by Chairman Avendano and unanimously passed to adopt Resolution No. 2017-03, approving the Fiscal Year 2017/2018 Final Budget, as presented and setting the fiscal year 2017/2018 final budget and non-ad valorem special assessment tax roll (Assessment Levy).

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mrs. Perez presented Resolution No. 2017-04, entitled:

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

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 7, 2017**

**SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS;
AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the Resolution into the record and noted that meetings would remain at the same location of the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174, with the start time of 11:00 a.m. on the following date:

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

A **MOTION** was made by Supervisor German, seconded by Chairman Avendano and unanimously passed to adopt Resolution No. 2017-04, approving the Regular Meeting Schedule for Fiscal Year 2017/2018, holding meetings in the Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174, with the start time of 11:00 a.m., and authorizes the advertisement of same, as required by law.

**J. 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 April 30, 2017, were \$132,064.55.

K. BOARD MEMBERS/STAFF CLOSING COMMENTS

The Board was reminded that the next meeting was schedule for August 2, 2017.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Avendano, seconded by Vice Chairman Romero to adjourn the Regular Board Meeting at 11:13 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

Century Parc
Community Development District

**Financial Report For
June 2017**

Century Parc Community Development District
Budget vs. Actual
October 2016 through June 2017

	<u>Oct '16 - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	59,538.18	59,538.00	0.18	100.0%
369.401 · Interest Income	429.21	240.00	189.21	178.84%
363.820 · Debt Assessment-Paid to Trustee	-334,197.00	-331,197.00	-3,000.00	100.91%
363.831 · Assessment Discounts	-17,824.37	-19,547.00	1,722.63	91.19%
363.830 · Assessment Fees	-4,711.96	-9,774.00	5,062.04	48.21%
363.810 · Debt Assessments	352,337.25	352,337.00	0.25	100.0%
363.100 · Admin Assessment Income	77,187.21	76,588.00	599.21	100.78%
Total Income	<u>132,758.52</u>	<u>128,185.00</u>	<u>4,573.52</u>	<u>103.57%</u>
Expense				
511.122 · Payroll Expense	351.90	560.00	-208.10	62.84%
511.131 · Supervisors Fees	4,600.00	7,000.00	-2,400.00	65.71%
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	22,230.00	29,640.00	-7,410.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.450 · Insurance	5,778.00	6,100.00	-322.00	94.72%
511.480 · Legal Advertisements	166.34	650.00	-483.66	25.59%
511.512 · Miscellaneous Expense	517.96	650.00	-132.04	79.69%
511.513 · Postage and Delivery	103.58	400.00	-296.42	25.9%
511.514 · Office Supplies	352.80	650.00	-297.20	54.28%
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	1,125.00	1,500.00	-375.00	75.0%
511. · Professional Fees				
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.310 · Engineering	1,200.00	2,000.00	-800.00	60.0%
511.315 · Legal Fees	3,982.80	7,000.00	-3,017.20	56.9%
Total 511. · Professional Fees	<u>8,882.80</u>	<u>12,700.00</u>	<u>-3,817.20</u>	<u>69.94%</u>
Total Expense	<u>52,783.38</u>	<u>128,185.00</u>	<u>-75,401.62</u>	<u>41.18%</u>
Net Income	<u><u>79,975.14</u></u>	<u><u>0.00</u></u>	<u><u>79,975.14</u></u>	<u><u>100.0%</u></u>

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

	Annual Budget 10/1/16 - 9/30/17	Actual Jun-17	Year To Date Actual 10/1/16 - 6/30/17
REVENUES			
Administrative Assessments	76,588	2,323	77,187
Maintenance Assessments	59,538	1,413	59,538
Debt Assessments	352,337	8,446	352,337
Other Revenues	0	0	0
Interest Income	240	0	429
Total Revenues	\$ 488,703	\$ 12,182	\$ 489,491
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	800	4,600
Payroll Taxes - Employer	560	61	352
Management	29,640	2,470	22,230
Secretarial	4,200	350	3,150
Legal	7,000	0	3,983
Assessment Roll	6,000	0	0
Audit Fees	3,700	0	3,700
Insurance	6,100	0	5,778
Legal Advertisements	650	0	166
Miscellaneous	1,150	52	518
Postage	400	4	103
Office Supplies	650	30	353
Dues & Subscriptions	175	0	175
Trustee Fee	3,500	0	0
Continuing Disclosure Fee	0	0	0
Website Management	1,500	125	1,125
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,225	\$ 3,892	\$ 46,233
Total Expenditures	\$ 128,185	\$ 3,892	\$ 52,783
REVENUES LESS EXPENDITURES	\$ 360,518	\$ 8,290	\$ 436,708
Bond Payments	(331,197)	(6,478)	(334,197)
Balance	\$ 29,321	\$ 1,812	\$ 102,511
County Appraiser & Tax Collector Fee	(9,774)	(122)	(4,712)
Discounts For Early Payments	(19,547)	0	(17,824)
Excess/ (Shortfall)	\$ -	\$ 1,690	\$ 79,975
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 1,690	\$ 79,975

Bank Balance As Of 5/31/17	\$ 295,982.11
Funds Received: 6/1/17 - 6/30/17	\$ 12,060.85
Disbursements: 6/1/17 - 6/30/17	\$ 10,564.86
Bank Balance As Of 6/30/17	\$ 297,478.10
Accounts Payable As Of 6/30/17	\$ 10,025.75
Reserve Funds As Of 6/30/17	\$ 160,000.00
Accounts Receivable As Of 6/30/17	\$ -
Available Funds As Of 6/30/17	\$ 127,452.35

**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	
									\$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	\$ (229.15)	\$ (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)	\$ (256.12)	\$ 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	\$ 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	\$ 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	319	Miami-Dade Tax Collector	06/09/17	NAV Taxes/Interest	\$ 1,920.99	\$ 57.63	\$ (19.79)	\$ 1,958.83	\$ 357.96	\$ 233.49	\$ 1,387.17	\$ 354.38	\$ 231.15	\$ 1,373.30	\$ 1,373.30	
16	873	Miami-Dade Tax Collector	06/26/17	NAV Taxes/Interest (TC)	\$ 9,764.63	\$ 439.43	\$ (102.04)	\$ 10,102.02	\$ 1,965.53	\$ 1,179.60	\$ 7,058.93	\$ 3,829.52	\$ 1,167.80	\$ 5,104.70	\$ 5,104.70	
17	358	Miami-Dade Tax Collector	07/19/17	Interest		\$ 15.27		\$ 15.27	\$ 15.27			\$ 15.27			\$ -	
18								\$ -								\$ -
20								\$ -								\$ -
21								\$ -								\$ -
					\$ 488,465.28	\$ 612.63	\$ (4,711.96)	\$ (17,824.37)	\$ 466,541.58	\$ 77,202.48	\$ 59,538.18	\$ 352,337.25	\$ 75,552.43	\$ 56,792.15	\$ 334,197.00	\$ 334,197.00

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.

\$ 488,465.28	
\$ 612.63	\$ 466,541.58
\$ (77,202.48)	\$ (75,552.43)
\$ (59,538.18)	\$ (56,792.15)
\$ -	\$ -
\$ (352,337.25)	\$ (334,197.00)
\$ -	\$ -