



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JUNE 3, 2020
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
REGULAR BOARD MEETING

June 3, 2020

11:00 a.m.

TO JOIN BY URL FOR VIDEO ACCESS AT:

<https://us02web.zoom.us/j/82802388535>

MEETING ID: 828 0238 8535

OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:

DIAL: 1-929-436-2866

- 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. February 5, 2020 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 5
 - 2. Consider Approval of Agreement for the Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser.....Page 12
- I. Administrative Matters
 - 1. Financial Update.....Page 16
 - 2. Discussion Regarding the General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2020, through Noon, Friday, June 12, 2020
 - 3. Reminder of Statement of Financial Interests Disclosure 2019 Form 1, Filing Deadline: July 1, 2020 Board Member/Staff Comments and Requests
- J. Adjourn

**NOTICE OF CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' REGULAR BOARD MEETING**

NOTICE IS HEREBY GIVEN that the Century Parc Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on June 3, 2020, at 11:00 a.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2020/2021 Proposed Budget and agenda items related to the District. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, www.centuryparccdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

Join by URL for VIDEO ACCESS at:

Join Zoom Meeting: <https://us02web.zoom.us/j/82802388535>

Meeting ID: 828 0238 8535

Call In Number: 1 929 436 2866 US (EST)

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or gperez@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

www.centuryparccdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 05/27/20

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 5, 2020**

A. CALL TO ORDER

The February 5, 2020, 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 23, 2019, as part of the District's Fiscal Year 2019/2020 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 Chairperson Ysela Llort and Supervisors Ramon German and Marco Tulio Villalobos.

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

Also present was Marita Ordonez, a District resident.

D. CONSIDER RESIGNATION AND APPOINTMENT TO BOARD VACANCY

Supervisor Abraham Leiva provided a resignation letter resigning from Seat #2, effective July 12, 2019.

A MOTION was made by Supervisor German, seconded by Supervisor Avendano and unanimously passed accepting Abraham Leiva's resignation from Seat #2 and simultaneously declaring a vacancy in Seat #2.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

G. APPROVAL OF MINUTES

1. October 2, 2019, Regular Board Meeting

The minutes of the October 2, 2019, 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 Llor, seconded by Supervisor German and unanimously passed approving the minutes of the October 2, 2019, Regular Board Meeting, as presented.

H OLD BUSINESS

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

I. NEW BUSINESS

Mrs. Perez noted that she would communicate with the HOA(s) in the District regarding street markings that require painting and/or touchups that had been observed during a recent inspection.

J. 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 December 31, 2019, were \$173,453.00.

K. BOARD MEMBERS/STAFF CLOSING COMMENTS

There were no closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Avendano, seconded by Supervisor German to adjourn the Regular Board Meeting at 11:20 a.m. Upon being put to a vote, the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Parc Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2020/2021 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 5, 2020 at 11:00 a.m. in the Century Park Clubhouse, 8950 West Flagler Street, Miami, Florida 33174, for the purpose of receiving public comments on the Proposed Fiscal Year 2020/2021 Budget.

PASSED, ADOPTED and EFFECTIVE this 3rd day of June, 2020.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Century Parc
Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
Administrative Assessments	75,127
Maintenance Assessments	59,538
Debt Assessments	353,187
Other Revenues	0
Interest Income	420
TOTAL REVENUES	\$ 488,272
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	32,172
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,100
Legal Advertisements	575
Miscellaneous	750
Postage	325
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	3,400
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,782
TOTAL EXPENDITURES	\$ 130,742
REVENUES LESS EXPENDITURES	\$ 357,530
Bond Payments	(331,996)
BALANCE	\$ 25,534
County Appraiser & Tax Collector Fee	(9,761)
Discounts For Early Payments	(19,523)
Excess/ (Shortfall)	\$ (3,750)
Carryover From Prior Year	3,750
Net Excess/ (Shortfall)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	77,955	78,378	75,127	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	59,538	59,538	59,538	Expenditures/.94
Debt Assessments	351,472	349,996	353,187	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	831	420	420	Interest Estimated At \$35 Per Month
TOTAL REVENUES	\$ 489,796	\$ 488,332	\$ 488,272	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	4,400	19,250	19,250	No Change From 2019/2020 Budget
Maintenance/Contingency - Roads	0	34,710	34,710	2031 Road Project - Fourth Year
Engineering/Inspections	1,050	2,000	2,000	No Change From 2019/2020 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 5,450	\$ 55,960	\$ 55,960	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,600	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	199	560	560	Projected At 8% Of Supervisor Fees
Management	30,876	31,452	32,172	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2019/2020 Budget
Legal	5,563	7,000	7,000	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,900	4,000	3,500	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,300	6,100	Insurance Estimate
Legal Advertisements	353	575	575	No Change From 2019/2020 Budget
Miscellaneous	577	750	750	No Change From 2019/2020 Budget
Postage	95	350	325	\$25 Decrease From 2019/2020 Budget
Office Supplies	312	700	675	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fees	3,400	3,400	3,400	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 65,100	\$ 74,812	\$ 74,782	
TOTAL EXPENDITURES	\$ 70,550	\$ 130,772	\$ 130,742	
REVENUES LESS EXPENDITURES	\$ 419,246	\$ 357,560	\$ 357,530	
Bond Payments	(335,295)	(328,996)	(331,996)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 83,951	\$ 28,564	\$ 25,534	
County Appraiser & Tax Collector Fee	(4,708)	(9,763)	(9,761)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,755)	(19,526)	(19,523)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 61,488	\$ (725)	\$ (3,750)	
Carryover From Prior Year	0	725	3,750	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 61,488	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021

OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
Interest Income	8,407	100	100	Projected Interest For 2020/2021
NAV Tax Collection	335,295	328,996	331,996	2021 P & I Payments Less Earned Interest
Total Revenues	\$ 343,702	\$ 329,096	\$ 332,096	
EXPENDITURES				
Principal Payments	190,000	200,000	210,000	Principal Payment Due In 2021
Interest Payments	138,284	129,096	122,096	Interest Payments Due In 2021
Total Expenditures	\$ 328,284	\$ 329,096	\$ 332,096	
Excess/ (Shortfall)	\$ 15,418	\$ -	\$ -	

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		
 Par Amount As Of 1/1/2020 =	 \$3,035,000		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative	\$ 99.91	\$ 100.67	\$ 102.46	\$ 98.21
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 462.26</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>
Total For 691 Units	\$ 640.00	\$ 639.75	\$ 639.61	\$ 639.54
Administrative	\$ 99.91	\$ 100.67	\$ 102.46	\$ 98.21
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 462.26</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>
Total For 74 Townhomes	\$ 640.00	\$ 639.75	\$ 639.61	\$ 639.54

* 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

**AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED
BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER**

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (**AGREEMENT**), made and entered into this 3rd day of June, 2020, by and between the CENTURY PARC **Community Development District** (hereinafter referred to as the “**CDD**”) and the **MIAMI-DADE COUNTY PROPERTY APPRAISER**, (hereinafter referred as the “**Property Appraiser**”).

WITNESSETH

WHEREAS, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

WHEREAS, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

WHEREAS, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“**Exempt Information**”),

WHEREAS, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

WHEREAS, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

WHEREAS, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

NOW, THEREFORE, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District: Century Parc CDD
C/o Special District Services, Inc.
2501A Burns Rd.
Palm Beach Gardens, FL 33410
Attn: Jeff Walker

With a Copy to: District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Blvd., Sixth Floor
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

Property Appraiser: Miami-Dade County
Office of the Property Appraiser
111 Northwest First Street, Suite 710
Miami, Florida 33128

With a Copy to: Miami-Dade County Attorney’s Office
111 Northwest First Street, Suite 2810
Miami, Florida 33128

IN WITNESS WHEREOF, the Century Parc Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson

APPROVED AS TO LEGAL FORM
AND CORRECTNESS:

CDD Attorney

MIAMI-DADE COUNTY PROPERTY APPRAISER

ATTEST:

By: _____
Property Appraiser/ Designee

Date

Century Parc
Community Development District

**Financial Report For
April 2020**

Century Parc Community Development District
Budget vs. Actual
October 2019 through April 2020

	<u>Oct '19 - Apr 20</u>	<u>19/20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	57,003.75	59,538.00	-2,534.25	95.74%
369.399 · Carryover From Prior Year	0.00	725.00	-725.00	0.0%
369.401 · Interest Income	329.13	420.00	-90.87	78.36%
363.820 · Debt Assessment-Paid to Trustee	-319,350.50	-328,996.00	9,645.50	97.07%
363.831 · Assessment Discounts	-17,653.33	-19,526.00	1,872.67	90.41%
363.830 · Assessment Fees	-4,496.39	-9,763.00	5,266.61	46.06%
363.810 · Debt Assessments	335,246.58	349,996.00	-14,749.42	95.79%
363.100 · Admin Assessment Income	75,324.79	78,378.00	-3,053.21	96.11%
Total Income	<u>126,404.03</u>	<u>130,772.00</u>	<u>-4,367.97</u>	<u>96.66%</u>
Expense				
511.315 · Legal Fees	2,975.00	7,000.00	-4,025.00	42.5%
511.320 · Audit Fees	3,400.00	4,000.00	-600.00	85.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.122 · Payroll Expense	153.00	560.00	-407.00	27.32%
511.131 · Supervisors Fees	2,000.00	7,000.00	-5,000.00	28.57%
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	17,726.00	31,452.00	-13,726.00	56.36%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.450 · Insurance	5,251.00	6,300.00	-1,049.00	83.35%
511.480 · Legal Advertisements	0.00	575.00	-575.00	0.0%
511.512 · Miscellaneous Expense	248.68	750.00	-501.32	33.16%
511.513 · Postage and Delivery	141.27	350.00	-208.73	40.36%
511.514 · Office Supplies	216.35	700.00	-483.65	30.91%
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	350.00	-350.00	0.0%
511.750 · Website Management	1,083.29	2,000.00	-916.71	54.17%
Total Expense	<u>35,819.59</u>	<u>130,772.00</u>	<u>-94,952.41</u>	<u>27.39%</u>
Net Income	<u><u>90,584.44</u></u>	<u><u>0.00</u></u>	<u><u>90,584.44</u></u>	<u><u>100.0%</u></u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
APRIL 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Apr-20	Year To Date Actual 10/1/19 - 4/30/20
REVENUES			
Administrative Assessments	78,378	1,278	75,325
Maintenance Assessments	59,538	943	57,004
Debt Assessments	349,996	5,086	335,247
Other Revenues	0	0	0
Interest Income	420	40	329
Total Revenues	\$ 488,332	\$ 7,347	\$ 467,905
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	0	2,000
Payroll Taxes (Employer)	560	0	153
Management	31,452	2,000	17,726
Secretarial	4,200	350	2,450
Legal	7,000	0	2,975
Assessment Roll	6,000	0	0
Audit Fees	4,000	3,400	3,400
Insurance	6,300	0	5,251
Legal Advertisements	575	0	0
Miscellaneous	750	0	249
Postage	350	20	141
Office Supplies	700	63	217
Dues & Subscriptions	175	0	175
Trustee Fees	3,400	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	83	1,084
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,812	\$ 5,916	\$ 35,821
Total Expenditures	\$ 130,772	\$ 5,916	\$ 35,821
REVENUES LESS EXPENDITURES	\$ 357,560	\$ 1,431	\$ 432,084
Bond Payments	(328,996)	(5,031)	(319,351)
Balance	\$ 28,564	\$ (3,600)	\$ 112,733
County Appraiser & Tax Collector Fee	(9,763)	(73)	(4,496)
Discounts For Early Payments	(19,526)	(6)	(17,653)
Excess/ (Shortfall)	\$ (725)	\$ (3,679)	\$ 90,584
Carryover from Prior Year	725	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,679)	\$ 90,584
Bank Balance As Of 3/31/20	\$ 492,534.29		
Funds Received: 4/1/20 - 4/30/20	\$ 7,268.03		
Disbursements: 4/1/20 - 4/30/20	\$ 9,632.67		
Bank Balance As Of 4/30/20	\$ 490,169.65		
Accounts Payable As Of 4/30/20	\$ 11,346.90		
Reserve Funds - Drainage As Of 4/30/20	\$ 47,750.00		
Reserve Funds - Roads As Of 4/30/20	\$ 263,200.00		
Accounts Receivable As Of 4/30/20	\$ -		
Available Funds As Of 4/30/20	\$ 167,872.75		

**CENTURY PARC CDD
TAX COLLECTIONS
2019-2020**

#	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
									\$487,912.00	\$78,378.00	\$59,538.00	\$349,996.00	\$78,378.00	\$59,538.00	\$349,996.00	
									\$458,623.00	\$73,667.00	\$55,960.00	\$328,996.00	\$73,667.00	\$55,960.00	\$328,996.00	\$328,996.00
1	368	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 49,836.67		\$ (478.29)	\$ (2,007.59)	\$ 47,350.79	\$ 8,005.77	\$ 6,081.55	\$ 35,749.35	\$ 7,606.44	\$ 5,778.15	\$ 33,966.20	\$ 33,966.20
2	149	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 29,422.06		\$ (282.45)	\$ (1,176.79)	\$ 27,962.82	\$ 4,713.16	\$ 3,580.18	\$ 21,128.72	\$ 4,479.47	\$ 3,402.55	\$ 20,080.80	\$ 20,080.80
3	821	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 296,959.33		\$ (2,850.82)	\$ (11,877.39)	\$ 282,231.12	\$ 47,643.90	\$ 36,190.95	\$ 213,124.48	\$ 45,281.62	\$ 34,395.90	\$ 202,553.60	\$ 202,553.60
4	139	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 46,051.92		\$ (442.68)	\$ (1,784.43)	\$ 43,824.81	\$ 7,377.12	\$ 5,603.76	\$ 33,071.04	\$ 7,020.36	\$ 5,332.75	\$ 31,471.70	\$ 31,471.70
5	850	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 12,029.36		\$ (116.83)	\$ (346.62)	\$ 11,565.91	\$ 1,932.36	\$ 1,467.95	\$ 8,629.05	\$ 1,857.86	\$ 1,411.40	\$ 8,296.65	\$ 8,296.65
6	664	Miami-Dade Tax Collector	01/30/20	Interest		\$ 246.40			\$ 246.40	\$ 246.40			\$ 246.40			\$ -
7	638	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 18,047.27		\$ (176.76)	\$ (370.93)	\$ 17,499.58	\$ 2,899.12	\$ 2,202.30	\$ 12,945.85	\$ 2,811.08	\$ 2,135.45	\$ 12,553.05	\$ 12,553.05
8	328	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 7,675.32		\$ (75.92)	\$ (83.18)	\$ 7,516.22	\$ 1,229.52	\$ 933.96	\$ 5,511.84	\$ 1,204.07	\$ 914.55	\$ 5,397.60	\$ 5,397.60
9	389	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 7,270.82		\$ (72.64)	\$ (6.40)	\$ 7,191.78	\$ 1,241.47	\$ 943.10	\$ 5,086.25	\$ 1,228.03	\$ 932.85	\$ 5,030.90	\$ 5,030.90
10	605	Miami-Dade Tax Collector	04/24/20	Interest		\$ 35.97			\$ 35.97	\$ 35.97			\$ 35.97			\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 467,292.75	\$ 282.37	\$ (4,496.39)	\$ (17,653.33)	\$ 445,425.40	\$ 75,324.79	\$ 57,003.75	\$ 335,246.58	\$ 71,771.30	\$ 54,303.60	\$ 319,350.50	\$ 319,350.50

Assessment Roll = \$487,923.69

Note: \$487,912, \$78,378, \$59,538, and \$349,996 are 2019/2020 Budgeted assessments before discounts and fees.
\$458,623, \$73,667, \$55,960 and \$328,996 are 2019/2020 Budgeted assessments after discounts and fees.

\$ 467,292.75	
\$ 282.37	\$ 445,425.40
\$ (75,324.79)	\$ (71,771.30)
\$ (57,003.75)	\$ (54,303.60)
\$ -	\$ -
\$ (335,246.58)	\$ (319,350.50)
\$ -	\$ -