



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 9, 2021
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
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 9, 2021

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 7, 2021 Regular Board Meeting.....Page 2
- G.** Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget
 - 3. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 8
- H.** Old Business
- I.** New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2021/2022 Meeting Schedule.....Page 15
- J.** Administrative Matters
 - 1. Financial Update.....Page 17
 - 2. Reminder of Statement of Financial Interests Disclosure 2020 Form 1, Deadline July 1, 2021
- K.** Board Member Comments
- L.** Adjourn

Publication Date
2021-05-20

Subcategory
Miscellaneous Notices

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 9, 2021, 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 2021/2022 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparccdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 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 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.

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

Century Parc Community Development District
www.centuryparccdd.org
5/20-27 21-53/0000530601M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 7, 2021**

A. CALL TO ORDER

The April 7, 2021, Regular Board Meeting of the Century Parc Community Development District (the “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* September 24, 2020, as part of the District’s Fiscal Year 2020/2021 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 included: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. DECLARE A VACANCY ON THE BOARD

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections’ website, the results for the 2020 Elections Qualification Candidate Results that incumbent Ysela Llort, who holds Seat #1, appears as Active-Unopposed for the term starting in 2020 and that no one had qualified for Seat #2.

Since **no one qualified** for Seat #2, a vacancy will be declared and appointments can be made at a future date.

A MOTION was made by Supervisor German, seconded by Supervisor Villalobos and unanimously passed declaring a vacancy in Seat #2, which term expires in 2024.

E. SEAT NEW BOARD MEMBER

Mrs. Perez welcomed and seated the incumbent, Ysela Llort to Seat #1 (Qualified Active and Unopposed) to a 4-year term of office, which expires in November 2024.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office. She then provided the Financial Disclosure Form-1 required for this year (2020 Form 1 and distributed information

regarding “Government in the Sunshine Law”, public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

G. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of her associates and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair, with the remaining three Supervisors being designated as Assistant Secretaries.

A brief discussion ensued and the following slate of officers was nominated:

- Chairperson – Nelson Avendano
- Vice Chairperson – Ysela Llort
- Assistant Secretary – Ramon German
- Assistant Secretary – Marco Tulio Villalobos
- Secretary/Treasurer – Gloria Perez
- Assistant Secretary - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor German, seconded by Supervisor Llort and unanimously passed electing the above Slate of Officers, as nominated.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. October 7, 2020, Regular Board Meeting

The minutes of the October 7, 2020, Regular Board Meeting were presented and the Board was 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 Villalobos and unanimously passed approving the minutes of the October 7, 2020, Regular Board Meeting, as presented.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Consider Resolution No. 2021-01 – Adopting a Fiscal Year 2021/2022 Proposed Budget

Mrs. Perez presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is lower than last year, which is due to amortization schedule fluctuations. The Administrative Budget is slightly higher than last year. Any unused Maintenance/Contingency funds are being designated as reserve funds and will be used for future projects. So far there is \$297,910 designated for roads and \$60,900 designated for drainage. The Drainage Maintenance/Contingency Budget remains unchanged and although it was originally a four year project sinking fund, the District has incurred drainage expenditures of \$27,630 since 2016. Therefore funds are still needed for the Reserve. Estimated available funds as of 9-30-21 are \$80,000, should no unforeseen expenses occur. A prior year carryover of \$1,475 has been issued (\$3,750 was set-up last year). The available funds balance takes the reserve funds for the road & drainage repairs into consideration (i.e., the available funds are in addition to the reserve balance). Because the overall assessment for 2021/2022 is currently lower than the 2020/2021 assessment, letters to residents would not be necessary.

Supervisor Llord excused herself from the meeting at approximately 11:12 a.m.

A **MOTION** was made by Supervisor Villalobos, seconded by Supervisor German and unanimously passed adopting Resolution No. 2021-01, as presented, approving a Proposed Budget for FY 2021-2022 and Setting the Public Hearing for finalization for June 9, 2021, at 11:00 a.m. at the current location; and thereby authorizing the advertisement as required.

2. Consider Resolution No. 2021-02 – Ratifying E-Verify Memorandum of Understanding

Mrs. Perez presented Resolution No. 2021-02, entitled:

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Per Section 448.095, Florida Statutes, which requires public employers such as the Riverside Park Community Development District (the “District”) to register with and use the E-Verify system of the United States Department of Homeland Security (the “E-Verify system”) to verify the work authorization status of newly hired employees; and also mandates that the District may not, on or after

January 1, 2021, enter contracts with a contractor unless the contractor and its subcontractors have registered with and are utilizing the E-Verify system; and in order to register with the E-Verify system, the District is required to enter into the E-Verify Memorandum of Understanding for Employers with the Department of Homeland Security (DHS), a copy of which is attached made a part of the Resolution as Exhibit “A” the (“E-Verify MOU”). In accordance with the requirements of Section 448.095, Florida Statutes, the District Board of Supervisors finds it to be in the best interest of the District to register with the E-Verify system, authorize execution of the E-Verify MOU, and utilize the E-Verify system in connection with its hiring practices and for new and renewed agreements entered into on or after January 1, 2021 with contractors, service providers, and others providing labor, supplies or services to the District.

A **MOTION** was made by Supervisor German, seconded by Supervisor Avendano and unanimously passed to adopt Resolution No. 2021-02, as presented.

3. Consider Resolution No. 2021-03 – Ratifying Actions Taken Pursuant to EO No. 20-69

Mrs. Perez presented Resolution No. 2021-03, entitled:

RESOLUTION 2021-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING ACTIONS TAKEN BY THE BOARD OF SUPERVISORS AT MEETINGS HELD VIA MEDIA COMMUNICATIONS TECHNOLOGY PURSUANT TO EXECUTIVE ORDER NO. 20-69, AS AMENDED AND EXTENDED, AS A RESULT OF THE COVID-19 PANDEMIC

Mrs. Steinerts provided an overview of the resolution and recommended approval.

A **MOTION** was made by Supervisor German, seconded by Supervisor Villalobos and unanimously passed to adopt Resolution No. 2021-03, ratifying and approving the actions taken by the Board pursuant to Executive Order No. 20-69, as amended and extended.

4. Consider Maintenance Agreement between the District and The Enclave at Century Parc HOA

A **MOTION** was made by Supervisor German, seconded by Supervisor Villalobos and passed unanimously approving the Maintenance Agreement between the District and The Enclave at Century Parc HOA, as presented.

Supervisor Llord returned to the meeting at approximately 11:20 a.m.

5. Consider First Amendment to Maintenance Agreement between the District and Century Park Condominium Association, Inc.

A **MOTION** was made by Supervisor German, seconded by Supervisor Villalobos and passed unanimously approving the First Amendment to the Maintenance Agreement between the District and Century Park Condominium Association, Inc., as presented.

6. Consider First Amendment to Maintenance Agreement between the District and Century Park Condominium No. 2 Association, Inc.

A **MOTION** was made by Supervisor Llorca, seconded by Supervisor German and passed unanimously approving the First Amendment to the Maintenance Agreement between the District and Century Park Condominium No. 2 Association, Inc.

M. 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 March 31, 2021, were \$181,028.30.

N. BOARD AND STAFF CLOSING COMMENTS

Mrs. Perez provided the Board with the stormwater maintenance inspection results, noting that of the approximate 130 structures inspected, only 13 were found to have debris and in those 13 cases, the buildup was not substantial enough to require cleaning or would cause ponding. No cleaning is recommended at this time and the District will monitor the 13 locations after heavy rain events.

O. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:32 a.m. on a **MOTION** made by Supervisor Avendano, seconded by Supervisor German and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

Publication Date
2021-05-20

Subcategory
Miscellaneous Notices

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 9, 2021, 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 2021/2022 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparccdd.org) or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 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 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.

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

Century Parc Community Development District
www.centuryparccdd.org
5/20-27 21-53/0000530601M

RESOLUTION NO. 2021-04

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.

WHEREAS, the Century Parc Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 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 2021/2022 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 9th day of June, 2021.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Parc
Community Development District

**Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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

FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	78,073
Maintenance Assessments	59,538
Debt Assessments	350,210
Other Revenues	0
Interest Income	420
TOTAL REVENUES	\$ 488,241
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	32,616
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,100
Legal Advertisements	575
Miscellaneous	750
Postage	300
Office Supplies	650
Dues & Subscriptions	175
Trustee Fees	3,400
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,276
TOTAL EXPENDITURES	\$ 131,236
REVENUES LESS EXPENDITURES	\$ 357,005
Bond Payments	(329,197)
BALANCE	\$ 27,808
County Appraiser & Tax Collector Fee	(9,761)
Discounts For Early Payments	(19,522)
Excess/ (Shortfall)	\$ (1,475)
Carryover From Prior Year	1,475
Net Excess/ (Shortfall)	\$ -

DETAILED FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	79,367	75,127	78,073	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	59,538	59,538	59,538	Expenditures/.94
Debt Assessments	349,996	353,187	350,210	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	528	420	420	Interest Estimated At \$35 Per Month
TOTAL REVENUES	\$ 489,429	\$ 488,272	\$ 488,241	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	6,100	19,250	19,250	No Change From 2020/2021 Budget
Maintenance/Contingency - Roads	0	34,710	34,710	2031 Road Project - Fifth Year
Engineering/Inspections	975	2,000	2,000	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 7,075	\$ 55,960	\$ 55,960	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,600	7,000	7,000	Supervisor Fees
Payroll Taxes (Employer)	275	560	560	Projected At 8% Of Supervisor Fees
Management	31,452	32,172	32,616	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2020/2021 Budget
Legal	6,435	7,000	7,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,100	6,100	Insurance Estimate
Legal Advertisements	769	575	575	No Change From 2020/2021 Budget
Miscellaneous	454	750	750	No Change From 2020/2021 Budget
Postage	211	325	300	\$25 Decrease From 2020/2021 Budget
Office Supplies	247	675	650	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fees	3,400	3,400	3,400	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,219	\$ 74,782	\$ 75,276	
TOTAL EXPENDITURES	\$ 75,294	\$ 130,742	\$ 131,236	
REVENUES LESS EXPENDITURES	\$ 414,135	\$ 357,530	\$ 357,005	
Bond Payments	(333,953)	(331,996)	(329,197)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 80,182	\$ 25,534	\$ 27,808	
County Appraiser & Tax Collector Fee	(4,709)	(9,761)	(9,761)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,653)	(19,523)	(19,522)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 57,820	\$ (3,750)	\$ (1,475)	
Carryover From Prior Year	0	3,750	1,475	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 57,820	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	2,754	100	25	Projected Interest For 2021/2022
NAV Tax Collection	333,953	331,996	329,197	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 336,707	\$ 332,096	\$ 329,222	
EXPENDITURES				
Principal Payments	195,000	210,000	215,000	Principal Payment Due In 2022
Interest Payments	132,265	122,096	114,222	Interest Payments Due In 2022
Total Expenditures	\$ 327,265	\$ 332,096	\$ 329,222	
Excess/ (Shortfall)	\$ 9,442	\$ -	\$ -	

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 1/1/2021 =	\$2,835,000		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
Administrative	\$ 100.67	\$ 102.46	\$ 98.21	\$ 102.06
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>
Total For 691 Units	\$ 639.75	\$ 639.61	\$ 639.54	\$ 639.49
Administrative	\$ 100.67	\$ 102.46	\$ 98.21	\$ 102.06
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 77.83
<u>Debt</u>	<u>\$ 461.25</u>	<u>\$ 459.32</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>
Total For 74 Townhomes	\$ 639.75	\$ 639.61	\$ 639.54	\$ 639.49

* 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. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 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 2021/2022; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2021/2022 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 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 9th day of June, 2021.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 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 6, 2021
February 2, 2022
April 6, 2022
June 8, 2022*
August 3, 2022

**Change of 1st Wednesday of the Month to accommodate the Final Budget PH 60 day requirement*

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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2021

Century Parc
Community Development District

**Financial Report For
May 2021**

Century Parc Community Development District
Budget vs. Actual
October 2020 through May 2021

	<u>Oct 20 - May 21</u>	<u>20/21 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	56,392.80	59,538.00	-3,145.20	94.72%
369.399 · Carryover From Prior Year	0.00	3,750.00	-3,750.00	0.0%
369.401 · Interest Income	339.70	420.00	-80.30	80.88%
363.820 · Debt Assessment-Paid to Trustee	-319,151.10	-331,996.00	12,844.90	96.13%
363.831 · Assessment Discounts	-17,775.19	-19,523.00	1,747.81	91.05%
363.830 · Assessment Fees	-4,450.32	-9,761.00	5,310.68	45.59%
363.810 · Debt Assessments	335,252.68	353,187.00	-17,934.32	94.92%
363.100 · Admin Assessment Income	71,181.19	75,127.00	-3,945.81	94.75%
Total Income	<u>121,789.76</u>	<u>130,742.00</u>	<u>-8,952.24</u>	<u>93.15%</u>
Expense				
511.315 · Legal Fees	3,000.00	7,000.00	-4,000.00	42.86%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.122 · Payroll Expense	107.10	560.00	-452.90	19.13%
511.131 · Supervisors Fees	1,400.00	7,000.00	-5,600.00	20.0%
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	21,448.00	32,172.00	-10,724.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.450 · Insurance	5,513.00	6,100.00	-587.00	90.38%
511.480 · Legal Advertisements	0.00	575.00	-575.00	0.0%
511.512 · Miscellaneous Expense	186.18	750.00	-563.82	24.82%
511.513 · Postage and Delivery	47.92	325.00	-277.08	14.75%
511.514 · Office Supplies	116.20	675.00	-558.80	17.22%
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	1,333.28	2,000.00	-666.72	66.66%
Total Expense	<u>39,626.68</u>	<u>130,742.00</u>	<u>-91,115.32</u>	<u>30.31%</u>
Net Income	<u><u>82,163.08</u></u>	<u><u>0.00</u></u>	<u><u>82,163.08</u></u>	<u><u>100.0%</u></u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
MAY 2021**

	Annual Budget 10/1/20 - 9/30/21	Actual May-21	Year To Date Actual 10/1/20 - 5/31/21
REVENUES			
Administrative Assessments	75,127	0	71,181
Maintenance Assessments	59,538	0	56,393
Debt Assessments	353,187	0	335,253
Other Revenues	0	0	0
Interest Income	420	0	339
Total Revenues	\$ 488,272	\$ -	\$ 463,166
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	1,400
Payroll Taxes (Employer)	560	0	107
Management	32,172	2,681	21,448
Secretarial	4,200	350	2,800
Legal	7,000	0	3,000
Assessment Roll	6,000	0	0
Audit Fees	3,500	3,500	3,500
Insurance	6,100	0	5,513
Legal Advertisements	575	0	0
Miscellaneous	750	18	186
Postage	325	19	48
Office Supplies	675	32	116
Dues & Subscriptions	175	0	175
Trustee Fees	3,400	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,334
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,782	\$ 6,767	\$ 39,627
Total Expenditures	\$ 130,742	\$ 6,767	\$ 39,627
REVENUES LESS EXPENDITURES	\$ 357,530	\$ (6,767)	\$ 423,539
Bond Payments	(331,996)	0	(319,151)
Balance	\$ 25,534	\$ (6,767)	\$ 104,388
County Appraiser & Tax Collector Fee	(9,761)	0	(4,450)
Discounts For Early Payments	(19,523)	0	(17,775)
Excess/ (Shortfall)	\$ (3,750)	\$ (6,767)	\$ 82,163
Carryover from Prior Year	3,750	0	0
Net Excess/ (Shortfall)	\$ -	\$ (6,767)	\$ 82,163
Bank Balance As Of 4/30/21	\$ 539,015.67		
Funds Received: 5/1/21 - 5/31/21	\$ -		
Disbursements: 5/1/21 - 5/31/21	\$ 3,627.26		
Bank Balance As Of 5/31/21	\$ 535,388.41		
Accounts Payable As Of 5/31/21	\$ 7,166.65		
Accounts Receivable As Of 5/31/21	\$ -		
Reserve Funds - Drainage As Of 5/31/21	\$ 60,900.00		
Reserve Funds - Roads As Of 5/31/21	\$ 297,910.00		
Available Funds As Of 5/31/21	\$ 169,411.76		

**CENTURY PARC CDD
TAX COLLECTIONS
2020-2021**

#	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
									\$487,852.00	\$75,127.00	\$59,538.00	\$ 353,187.00	\$75,127.00	\$59,538.00	\$353,187.00	
									\$458,568.00	\$70,612.00	\$55,960.00	\$ 331,996.00	\$70,612.00	\$55,960.00	\$331,996.00	\$331,996.00
1	802	Miami-Dade Tax Collector	11/18/20	NAV Taxes	\$ 34,040.89		\$ (326.64)	\$ (1,377.17)	\$ 32,337.08	\$ 5,242.29	\$ 4,153.00	\$ 24,645.60	\$ 4,979.83	\$ 3,945.15	\$ 23,412.10	\$ 23,412.10
2	565	Miami-Dade Tax Collector	11/27/20	NAV Taxes	\$ 54,360.90		\$ (521.86)	\$ (2,174.30)	\$ 51,664.74	\$ 8,347.85	\$ 6,615.55	\$ 39,397.50	\$ 7,933.89	\$ 6,287.45	\$ 37,443.40	\$ 37,443.40
3	532	Miami-Dade Tax Collector	12/09/20	NAV Taxes	\$ 311,715.29		\$ (2,992.51)	\$ (12,464.50)	\$ 296,258.28	\$ 47,939.25	\$ 37,991.16	\$ 225,784.88	\$ 45,565.53	\$ 36,106.80	\$ 214,585.95	\$ 214,585.95
4	572	Miami-Dade Tax Collector	12/22/20	NAV Taxes	\$ 24,302.52		\$ (233.89)	\$ (914.52)	\$ 23,154.11	\$ 3,731.98	\$ 2,957.54	\$ 17,613.00	\$ 3,555.41	\$ 2,817.80	\$ 16,780.90	\$ 16,780.90
5	132	Miami-Dade Tax Collector	01/13/21	NAV Taxes	\$ 12,806.19		\$ (124.21)	\$ (384.22)	\$ 12,297.76	\$ 1,972.14	\$ 1,562.35	\$ 9,271.70	\$ 1,893.81	\$ 1,500.30	\$ 8,903.65	\$ 8,903.65
6	106	Miami-Dade Tax Collector	01/27/21	Interest		\$ 19.28			\$ 19.28	\$ 19.28			\$ 19.28			\$ -
7	297	Miami-Dade Tax Collector	02/10/21	NAV Taxes	\$ 15,348.96		\$ (150.29)	\$ (319.76)	\$ 14,878.91	\$ 2,357.04	\$ 1,867.92	\$ 11,124.00	\$ 2,284.41	\$ 1,810.75	\$ 10,783.75	\$ 10,783.75
8	216	Miami-Dade Tax Collector	03/19/21	NAV Taxes	\$ 10,232.64		\$ (100.92)	\$ (140.72)	\$ 9,991.00	\$ 1,571.36	\$ 1,245.28	\$ 7,416.00	\$ 1,533.75	\$ 1,215.90	\$ 7,241.35	\$ 7,241.35
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 462,807.39	\$ 19.28	\$ (4,450.32)	\$ (17,775.19)	\$ 440,601.16	\$ 71,181.19	\$ 56,392.80	\$ 335,252.68	\$ 67,765.91	\$ 53,684.15	\$ 319,151.10	\$ 319,151.10

Assessment Roll = \$487,857.60

Note: \$487,852, \$75,127, \$59,538, and \$353,187 are 2020/2021 Budgeted assessments before discounts and fees.
\$458,568, \$70,612, \$55,960 and \$331,996 are 2020/2021 Budgeted assessments after discounts and fees.

\$ 462,807.39	
\$ 19.28	\$ 440,601.16
\$ (71,181.19)	\$ (67,765.91)
\$ (56,392.80)	\$ (53,684.15)
\$ -	\$ -
\$ (335,252.68)	\$ (319,151.10)
\$ -	\$ -