



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING &
PUBLIC HEARING
MAY 3, 2023
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
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AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
At the Renaissance Planning Office Conference Room
5757 Blue Lagoon Drive, Suite 330
Miami, Florida 33126
REGULAR BOARD MEETING & PUBLIC HEARING
May 3, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Administer Oath of Office & Review Board Member Responsibilities and Duties to Supervisor Avendano
- D.** Establish Quorum
- E.** Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- F.** Additions or Deletions to Agenda
- G.** Comments from the Public for Items Not on the Agenda
- H.** Approval of Minutes
 - 1. March 1, 2023 Regular Board Meeting.....Page 2
- I.** Old Business
- J.** New Business
 - 1. Consider Approval of Resolution No. 2023-02 – Adopting a FY 2023/2024 Meeting Schedule.....Page 8
- K.** Public Hearing
 - 1. Proof of Publication.....Page 10
 - 2. Receive Public Comments on FY 2023/2024 Final Budget
 - 3. Consider Approval of Resolution No. 2023-03 – Adopting a FY 2023/2024 Final Budget...Page 11
- L.** Administrative Matters
 - 1. Financial Update.....Page 18
 - 2. Reminder of Statement of Financial Interests Disclosure 2022 Form 1, Filing Deadline: July 1, 2023
- M.** Board Member Comments
- N.** Adjourn

Location

Miami-Dade County, Florida

Notice Text

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 May 3, 2023, at 11:00 a.m., or as soon thereafter as can be heard, in a Conference Room at Renaissance Planning Office located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 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) 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

4/13-20 23-85/0000656826M

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 1, 2023**

A. CALL TO ORDER

The March 1, 2023, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:04 a.m. in the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126.

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* October 24, 2022, as part of the District’s Fiscal Year 2022/2023 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: 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. WELCOME NEW BOARD MEMBERS

Mrs. Perez Omar Fonte holding Seat #2 and Aileen Milian holding Seat #5.

Mrs. Perez advised the Board, pursuant to the Miami-Dade County Supervisor of Elections’ website, the following incumbents appear as Active-Unopposed for the four (4) year terms, followed by welcoming and seating the incumbent Board Members;

Seat #3 Nelson Avendano (Qualified Active and Unopposed) to a 4-year term of office, which expires in November 2026; and

Seat #4 Marcos Tulio Villalobos (Qualified Active and Unopposed) to a 4-year term of office, which expires in November 2026; and

Seat #5 Ramon German (Qualified Active and Unopposed) to a 4-year term of office, which expires in November 2026.

E. 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 to Supervisors Tulio Villalobos and German. Said Supervisors previously provided their Financial Disclosure Form-1 required for this year (2022 Form-1). Mrs. Perez provided the newly seated Supervisors with

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 by District Counsel.

Supervisor Avendano, who was not in attendance, will be given the Oath of Office during the next scheduled meeting.

F. ELECTION OF OFFICERS

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

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

- Chairperson – Nelson Avendano
- Vice Chairperson – Ysela Llort
- Assistant Secretary – Marcos Tulio Villalobos
- Assistant Secretary – Ramon German
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with 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 Slate of Officers, as nominated.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. November 2, 2022, Regular Board Meeting

The minutes of the November 2, 2022, Regular Board Meeting were presented and the Board was asked if there were any corrections and/or additions.

There being no changes, a **MOTION** was made by Supervisor Llort, seconded by Supervisor German and unanimously passed approving the minutes of the November 2, 2022, Regular Board Meeting, as presented.

J. OLD BUSINESS

1. Update Regarding Pending Finalization of Amendments to Agreement between the District and the Century Park Condo Association (“CPI”)

Mrs. Perez noted, during a previous meeting over a year ago, the Board approved an agreement and amendments to be made to the maintenance agreements with the Associations, changing the responsibility of the maintenance of the stormwater management system from the Association to the District.

Mrs. Perez advised that she had no updates at this time regarding to the Amendment to the Agreement between the District and Century Park Condo Association a/k/a CP1, as she had not yet received any responses or communications regarding the finalization of said Amendment. The last follow up email was sent on February 16, 2023.

District counsel advised the Board of options available pursuant to the existing agreement. Followed by a brief discussion.

A **MOTION** was made by Supervisor Llort, seconded by Supervisor German and unanimously passed directing District Counsel to send a notice, pursuant to the terms of the agreement, to the appropriate parties regarding the District assuming the stormwater management system maintenance responsibilities, effective March 1, 2023.

2. Update on Miami-Dade County Road Repairs Request

Miami-Dade County's responses to the request for repairs to the County owned road and swale located at SW 4th Street between SW 87th Avenue and SW 89th Court was presented in the meeting book for review. Mrs.

Supervisor Avendano joined the meeting via phone.

K. NEW BUSINESS

1. Consider District Counsel Request for Adjustment to Fee Structure

Presented in the meeting book was the District Counsel's Request for Adjustment to the fee structure for the Boards review and approval consideration.

Mr. George provided an overview of the request and addressed the Board's questions.

A **MOTION** was made by Supervisor German, seconded by Supervisor Llort and unanimously passed approving District Counsel's request to adjust the fee structure, as presented.

2. Consider District Engineer Request for Adjustment to Fee Structure

Presented in the meeting book was the District Engineers Request for Adjustment to the fee structure for the Boards review and approval consideration.

Century Parc CDD			
Current 2014 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer	\$ 130.00
CADD	\$ 95.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Executive Assistant	\$ 80.00	Senior Administrative	\$ 95.00
Secretary/Clerical	\$ 50.00	Administrative	\$ 60.00

Staff Classification	Definition
Principal	Professional Engineer with 20+ years of post registration experience
Senior Engineer	Professional Engineer with 10+ years of post registration experience
Engineer 2	Professional Engineer with 5+ years of post registration experience
Engineer 1	Professional Engineer with 0+ years of post registration experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ year of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level, with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

A **MOTION** was made by Supervisor German, seconded by Supervisor Llort and unanimously passed approving the District Engineer’s request to adjust the fee structure, as presented.

3. Consider Storm Drainage Cleaning Proposals

Mrs. Perez advised that the Field Operations team had conducted an inspection of the Stormwater Management System at the end of January which resulted in determining that 89 of the structures require cleaning at this time.

Century Parc CDD – Storm Drainage Cleaning			
Americlean	Express Drain and Sewer	Green Team	Raptor Vac Systems
Perform the cleaning of the 89 storm drainage structures/catch basins (As per inspection performed by Field Operations in February 2023).			
Total Cost: \$10,235.00	Total Cost: \$11,425.00	Total Cost: \$9,790.00	Total Cost: \$8,811.00

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and passed unanimously selecting the proposal from Raptor Vac Systems dated January 30, 2023, in the amount of \$8,811 for the cleaning of 89 storm drainage structures; simultaneously directing District Counsel to prepare an agreement and authorizing District management to sign on behalf of the District.

4. Consider Resolution No. 2023-01 – Adopting a Proposed Budget for Fiscal Year 2023/2024

Mrs. Perez presented Resolution No. 2023-01, entitled:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

The Debt Service Assessment is the same as last year. 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 \$367,330 designated for roads and \$99,400 designated for Storm Drainage. The FY 23/24 Drainage Contingency budget is \$16,100 and the FY 23/24 Road Contingency budget is \$37,860 pursuant to the amounts suggested in the 2022 engineer's report.

Estimated available funds for 9-30-23 are expected to be approximately \$90,000, should no unforeseen expenses occur. A prior year carryover of \$6,590 has been applied to this budget (\$3,080 was set-up last year). The available fund 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 FY 2023/2024 is currently lower than the FY 2022/2023 assessment, letters to the residents would not be needed.

A **MOTION** was made by Supervisor German, seconded by Supervisor Llort and unanimously passed adopting Resolution No. 2023-01, as presented, approving a Proposed Budget for FY 2023-2024 and Setting the Public Hearing for finalization for May 3, 2023, at 11:00 a.m. at the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126; and further authorizing advertisement as required.

L. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement and indicated that finances were stable and would cover anticipated budgeted expenditures. Available funds as of January 31, 2023, were \$196,088.22.

A **MOTION** was made by Supervisor German, seconded by Supervisor Llort and passed unanimously ratifying and approving the financials, as presented.

M. BOARD AND STAFF CLOSING COMMENTS

There were no further Board or Staff closing comments.

N. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:38 a.m. on a **MOTION** made by Supervisor German, seconded by Supervisor Llorca and passed unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 3rd day of May, 2023.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, FL 33126 at 11:00 a.m. on the following dates:

November 1, 2023

February 7, 2024

April 3, 2024

June 5, 2024

August 7, 2024

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 00/00/23

Location

Miami-Dade County, Florida

Notice Text

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 May 3, 2023, at 11:00 a.m., or as soon thereafter as can be heard, in a Conference Room at Renaissance Planning Office located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 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) 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

4/13-20 23-85/0000656826M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the Century Parc Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 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 2023/2024 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 3rd day of May, 2023.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Parc
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
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FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	75,204
Maintenance Assessments	60,602
Debt Assessments	351,984
Other Revenues	0
Interest Income	540
TOTAL REVENUES	\$ 488,330
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance/Contingency - Drainage	16,100
Maintenance/Contingency - Roads	37,860
Engineering/Inspections	3,000
TOTAL MAINTENANCE EXPENDITURES	\$ 56,960
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	34,584
Secretarial	4,200
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,800
Insurance	6,500
Legal Advertisements	525
Miscellaneous	700
Postage	300
Office Supplies	600
Dues & Subscriptions	175
Trustee Fees	3,600
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,814
TOTAL EXPENDITURES	\$ 134,774
REVENUES LESS EXPENDITURES	\$ 353,556
Bond Payments	(330,865)
BALANCE	\$ 22,691
County Appraiser & Tax Collector Fee	(9,760)
Discounts For Early Payments	(19,521)
Excess/ (Shortfall)	\$ (6,590)
Carryover From Prior Year	6,590
Net Excess/ (Shortfall)	\$ -

DETAILED FINAL BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	78,588	76,277	75,204	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	59,538	59,538	60,602	Expenditures/.94
Debt Assessments	350,212	351,984	351,984	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	628	420	540	Interest Estimated At \$45 Per Month
TOTAL REVENUES	\$ 488,966	\$ 488,219	\$ 488,330	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	0	12,250	16,100	Maintenance/Contingency - Drainage
Maintenance/Contingency - Roads	0	41,710	37,860	2031 Road Project - 7th Year
Engineering/Inspections	4,681	2,000	3,000	\$1,000 Increase From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 4,681	\$ 55,960	\$ 56,960	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,400	6,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	184	480	480	Projected At 8% Of Supervisor Fees
Management	32,616	33,588	34,584	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2022/2023 Budget
Legal	7,437	7,000	8,000	\$1,000 Increase From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2022/2023 Audit
Insurance	5,706	6,100	6,500	Fiscal Year 22/23 Expenditure Was \$6,134
Legal Advertisements	240	550	525	\$25 Decrease From 2022/2023 Budget
Miscellaneous	487	725	700	\$25 Decrease From 2022/2023 Budget
Postage	106	300	300	No Change From 2022/2023 Budget
Office Supplies	394	625	600	\$25 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	3,400	3,400	3,600	\$200 Increase From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,295	\$ 75,193	\$ 77,814	
TOTAL EXPENDITURES	\$ 73,976	\$ 131,153	\$ 134,774	
REVENUES LESS EXPENDITURES	\$ 414,990	\$ 357,066	\$ 353,556	
Bond Payments	(334,006)	(330,865)	(330,865)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 80,984	\$ 26,201	\$ 22,691	
County Appraiser & Tax Collector Fee	(4,704)	(9,760)	(9,760)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,866)	(19,521)	(19,521)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 58,414	\$ (3,080)	\$ (6,590)	
Carryover From Prior Year	0	3,080	6,590	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 58,414	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,648	25	1,025	Projected Interest For 2023/2024
NAV Tax Collection	334,006	330,865	330,865	2024 P & I Payments Less Earned Interest
Total Revenues	\$ 335,654	\$ 330,890	\$ 331,890	
EXPENDITURES				
Principal Payments	210,000	225,000	235,000	Principal Payment Due In 2024
Interest Payments	118,159	105,890	96,890	Interest Payments Due In 2024
Total Expenditures	\$ 328,159	\$ 330,890	\$ 331,890	
Excess/ (Shortfall)	\$ 7,495	\$ -	\$ -	

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 1/1/2023 =	\$2,410,000		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative	\$ 98.21	\$ 102.06	\$ 99.71	\$ 98.31
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 79.22
<u>Debt</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 691 Units	\$ 639.54	\$ 639.49	\$ 639.47	\$ 639.46
Administrative	\$ 98.21	\$ 102.06	\$ 99.71	\$ 98.31
Maintenance	\$ 77.83	\$ 77.83	\$ 77.83	\$ 79.22
<u>Debt</u>	<u>\$ 463.50</u>	<u>\$ 459.60</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 74 Townhomes	\$ 639.54	\$ 639.49	\$ 639.47	\$ 639.46

* 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

Century Parc
Community Development District

**Financial Report For
March 2023**

Century Parc Community Development District
Budget vs. Actual
October 2022 through March 2023

	<u>Oct '22 - Mar 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	56,121.70	59,538.00	-3,416.30	94.26%
369.399 · Carryover From Prior Year	0.00	3,080.00	-3,080.00	0.0%
369.401 · Interest Income	8,202.56	420.00	7,782.56	1,952.99%
363.820 · Debt Assessment-Paid to Trustee	-315,974.25	-330,865.00	14,890.75	95.5%
363.831 · Assessment Discounts	-17,703.20	-19,521.00	1,817.80	90.69%
363.830 · Assessment Fees	-4,422.58	-9,760.00	5,337.42	45.31%
363.810 · Debt Assessments	331,939.89	351,984.00	-20,044.11	94.31%
363.100 · Admin Assessment Income	72,187.54	76,277.00	-4,089.46	94.64%
Total Income	<u>130,351.66</u>	<u>131,153.00</u>	<u>-801.34</u>	<u>99.39%</u>
Expense				
511.315 · Legal Fees	2,055.00	7,000.00	-4,945.00	29.36%
511.320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.122 · Payroll Expense	122.40	480.00	-357.60	25.5%
511.131 · Supervisors Fees	1,600.00	6,000.00	-4,400.00	26.67%
511.305 · MaintenanceContingency-Drainage	0.00	12,250.00	-12,250.00	0.0%
511.306 · Maintenance/Contingency - Roads	0.00	41,710.00	-41,710.00	0.0%
511.311 · Management Fees	16,794.00	33,588.00	-16,794.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.450 · Insurance	6,134.00	6,100.00	34.00	100.56%
511.480 · Legal Advertisements	99.48	550.00	-450.52	18.09%
511.512 · Miscellaneous Expense	228.47	725.00	-496.53	31.51%
511.513 · Postage and Delivery	73.53	300.00	-226.47	24.51%
511.514 · Office Supplies	146.20	625.00	-478.80	23.39%
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	999.96	2,000.00	-1,000.04	50.0%
Total Expense	<u>30,528.04</u>	<u>131,153.00</u>	<u>-100,624.96</u>	<u>23.28%</u>
Net Income	<u><u>99,823.62</u></u>	<u><u>0.00</u></u>	<u><u>99,823.62</u></u>	<u><u>100.0%</u></u>

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
MARCH 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
REVENUES			
Administrative Assessments	76,277	1,396	72,187
Maintenance Assessments	59,538	1,090	56,122
Debt Assessments	351,984	6,467	331,940
Other Revenues	0	0	0
Interest Income	420	2,450	8,203
Total Revenues	\$ 488,219	\$ 11,403	\$ 468,452
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	12,250	0	0
Maintenance/Contingency - Roads	41,710	0	0
Engineering/Inspections	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 55,960	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	800	1,600
Payroll Taxes (Employer)	480	61	122
Management	33,588	2,799	16,794
Secretarial	4,200	350	2,100
Legal	7,000	0	2,055
Assessment Roll	6,000	0	0
Audit Fees	3,700	0	0
Insurance	6,100	0	6,134
Legal Advertisements	550	0	100
Miscellaneous	725	65	228
Postage	300	22	74
Office Supplies	625	46	146
Dues & Subscriptions	175	0	175
Trustee Fees	3,400	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,193	\$ 4,310	\$ 30,528
Total Expenditures	\$ 131,153	\$ 4,310	\$ 30,528
REVENUES LESS EXPENDITURES	\$ 357,066	\$ 7,093	\$ 437,924
Bond Payments	(330,865)	(6,329)	(315,974)
Balance	\$ 26,201	\$ 764	\$ 121,950
County Appraiser & Tax Collector Fee	(9,760)	(89)	(4,423)
Discounts For Early Payments	(19,521)	(102)	(17,703)
Excess/ (Shortfall)	\$ (3,080)	\$ 573	\$ 99,824
Carryover from Prior Year	3,080	0	0
Net Excess/ (Shortfall)	\$ -	\$ 573	\$ 99,824
Bank Balance As Of 3/31/23	\$ 677,300.74		
Accounts Payable As Of 3/31/23	\$ 10,525.58		
Accounts Receivable As Of 3/31/23	\$ -		
Reserve Funds - Drainage As Of 3/31/23	\$ 99,400.00		
Reserve Funds - Roads As Of 3/31/23	\$ 367,330.00		
Available Funds As Of 3/31/23	\$ 200,045.16		

**CENTURY PARC CDD
TAX COLLECTIONS
2022-2023**

#	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
									\$487,799.00	\$76,277.00	\$59,538.00	\$ 351,984.00	\$76,277.00	\$59,538.00	\$351,984.00	
									\$462,018.00	\$75,193.00	\$55,960.00	\$ 330,865.00	\$75,193.00	\$55,960.00	\$330,865.00	\$330,865.00
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 69,818.61		\$ (670.14)	\$ (2,803.85)	\$ 66,344.62	\$ 10,917.51	\$ 8,521.35	\$ 50,379.75	\$ 10,374.27	\$ 8,097.35	\$ 47,873.00	\$ 47,873.00
2	2	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 42,205.02		\$ (405.17)	\$ (1,688.28)	\$ 40,111.57	\$ 6,580.86	\$ 5,136.78	\$ 30,487.38	\$ 6,253.67	\$ 4,881.40	\$ 28,976.50	\$ 28,976.50
3	3	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 298,348.10		\$ (2,864.14)	\$ (11,934.47)	\$ 283,549.49	\$ 46,664.28	\$ 36,424.44	\$ 215,259.38	\$ 44,349.99	\$ 34,618.20	\$ 204,581.30	\$ 204,581.30
4	4	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 14,707.81		\$ (141.76)	\$ (530.74)	\$ 14,035.31	\$ 2,293.33	\$ 1,790.09	\$ 10,624.39	\$ 2,188.21	\$ 1,708.05	\$ 10,139.05	\$ 10,139.05
5	5	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 10,581.83		\$ (102.65)	\$ (317.42)	\$ 10,161.76	\$ 1,654.68	\$ 1,291.50	\$ 7,635.65	\$ 1,588.86	\$ 1,240.30	\$ 7,332.60	\$ 7,332.60
6	6	Miami-Dade Tax Collector	02/09/23	NAV Taxes	\$ 15,347.28		\$ (150.21)	\$ (326.14)	\$ 14,870.93	\$ 2,393.04	\$ 1,867.92	\$ 11,086.32	\$ 2,318.58	\$ 1,809.85	\$ 10,742.50	\$ 10,742.50
7	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 287.90			\$ 287.90	\$ 287.90			\$ 287.90			\$ -
8	7	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 8,952.58		\$ (88.51)	\$ (102.30)	\$ 8,761.77	\$ 1,395.94	\$ 1,089.62	\$ 6,467.02	\$ 1,366.07	\$ 1,066.40	\$ 6,329.30	\$ 6,329.30
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 459,961.23	\$ 287.90	\$ (4,422.58)	\$ (17,703.20)	\$ 438,123.35	\$ 72,187.54	\$ 56,121.70	\$ 331,939.89	\$ 68,727.55	\$ 53,421.55	\$ 315,974.25	\$ 315,974.25

Assessment Roll = \$487,808.76

Note: \$487,799, \$76,277, \$59,538, and \$351,984 are 2022/2023 Budgeted assessments before discounts and fees.
\$462,018, \$75,193, \$55,960 and \$330,865 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 459,961.23	
\$ 287.90	\$ 438,123.35
\$ (72,187.54)	\$ (68,727.55)
\$ (56,121.70)	\$ (53,421.55)
\$ -	\$ -
\$ (331,939.89)	\$ (315,974.25)
\$ -	\$ -