

June 26, 2024

Ms. Gloria Perez
District Manager
Century Parc Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2024 Century Parc CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the Century Parc Community Development District (the “District” or “CDD”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) To give recommendations as to the insurance to be carried by the District and the amount to be budgeted for premiums.

The District is located in Section 4, Township 54S, Range 40E, in Miami-Dade County. It is bounded by State and County roads as follows: on the North by West Flagler Street, on the South by SW 4 Street, on the east by SW 87 Avenue (S.R. 973), and on the west by a Florida Power & Light property. See Exhibit 1 for a graphical representation of the development.

1. Infrastructure Ownership

1.1. Roads.

All the roads within the District were granted to the CDD via Special Warranty Deed recorded at ORB 23932, PG 1994. Refer to Exhibit 1 for a graphical representation of the land granted (the “CDD Roads”).

1.2. Stormwater Management System.

The CDD owns the stormwater drainage system located within the CDD Roads, and consists of inlets, manholes, storm pipes and exfiltration trenches that drain the roads and the adjacent lands.

1.3. Water and Sewer Systems.

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (“WASD”) for ownership and maintenance on March 20, 2003 and May 6, 2003 under Agreement ID Numbers 17121 and 17122, respectively.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District and reports the following regarding the CDD Roads and drainage system:

2.1. Roads

In general, CDD roads were found in acceptable working order and condition, with some damages associated with deficient grading conditions that prevent water from entering the inlets causing damage to the pavement. A set of plans with proposed pavement repairs has been submitted to the CDD by Alvarez Engineers for consideration. Additionally, the Enclave HOA has applied a layer of blacktop and repainted the pavement markings within the Century Villas area last year.

Due to traffic wear, pavement markings in several locations are in need of replacement. It is recommended to do an inventory for a possible pavement markings project.

2.2. Stormwater Management System

The drainage system is in good condition. Alvarez Engineers is not aware of flooding complaints.

3. Estimated Maintenance Costs for District-Owned Infrastructure

The District currently has an agreement with the Enclave Homeowners Association for the maintenance of the District infrastructure within the Century Villas area. The District also has agreements with the condominium associations for the maintenance of the District infrastructure within the Century Park site. Under the agreements, the District reimburses the associations for the road and drainage maintenance. The work is managed by the associations.

3.1. General

- a. The CDD proposed 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Proposed Budget for Maintenance	
Maintenance/Contingency - Drainage	\$16,100
Maintenance/Contingency - Roads	\$37,860
Engineering/Inspections	\$3,000
Total FY 2024-2025 Budget for Field Maintenance	\$56,960

For more detailed information on the proposed 2024-2025 Fiscal Year Budget please visit the District’s website at the following link:

<https://centuryparcdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

3.2. Roads

Funds will be needed to replace the wearing roadway asphalt layer in about 7 years, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 7 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2001	2031	2024	7	54,820	\$8.00	\$438,560	\$545,130	0.25%	\$77,294
* Using Florida Department of Transportation Inflation Factors									

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2034	2024	10	54,820	\$1.00	\$54,820	\$75,268	0.25%	\$7,442
* Using Florida Department of Transportation Inflation Factors									

3.3. Stormwater Management System

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 144 drainage structures and 7,343 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
144	7343	29					\$225.00	\$6.70	\$16,400
			29				\$230.00	\$6.90	\$16,900
				29			\$235.00	\$7.40	\$17,700
					29		\$240.00	\$8.10	\$18,900
						29	\$245.00	\$9.20	\$20,700

3.4. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

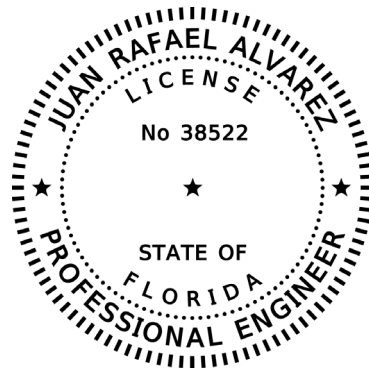
The Engineer has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public official’s liability coverage provided by Florida Insurance Alliance under Agreement No. 100123027 for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$6,594 insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field inspections conducted by Alvarez Engineers personnel, previous District Engineer reports and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com,

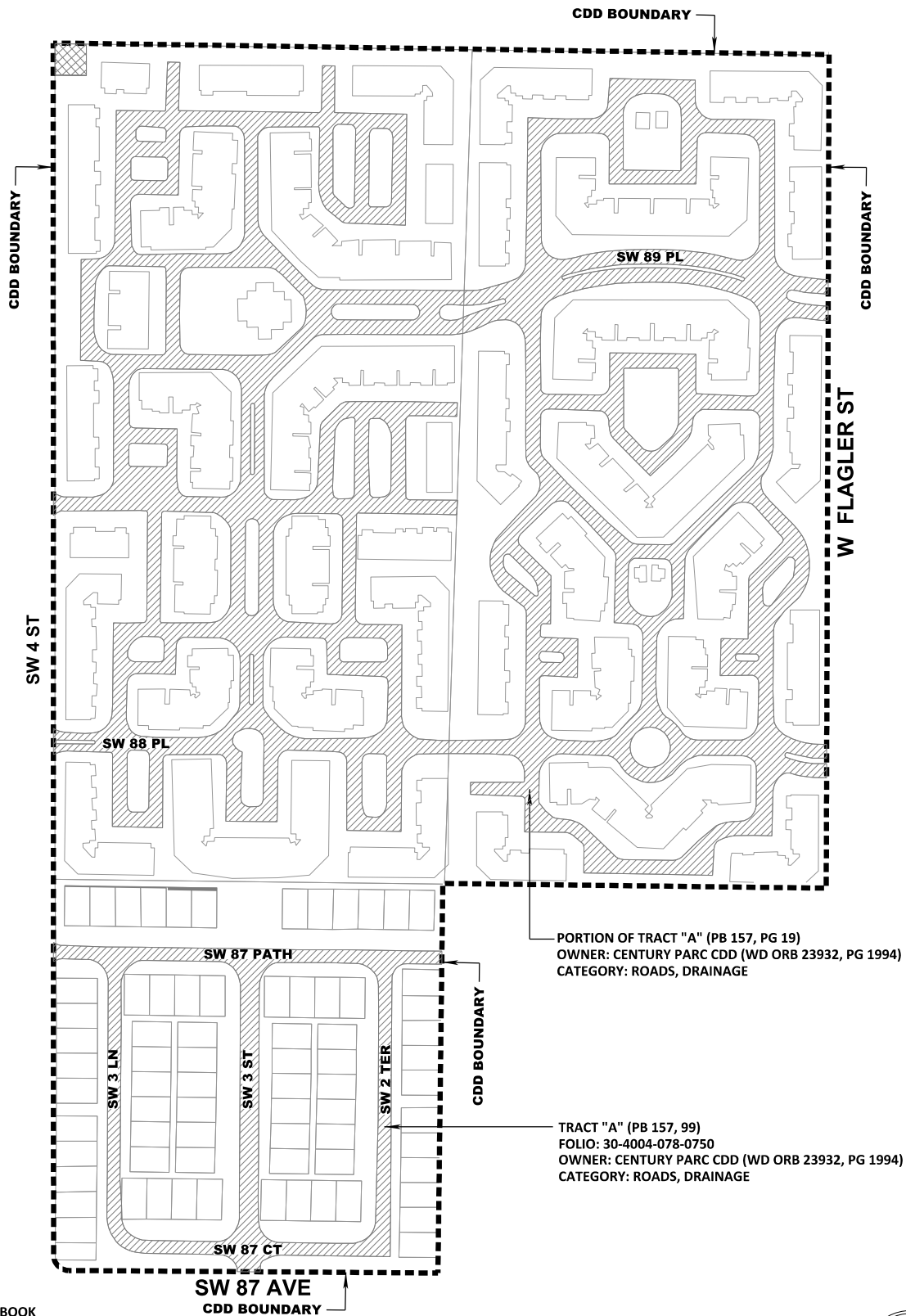
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 27, 2024



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 27, 2024

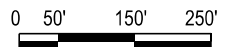
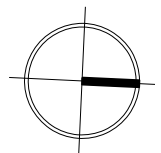
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LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 WD: WARRANTY DEED

PORTION OF TRACT "A" (PB 157, PG 19)
 OWNER: CENTURY PARC CDD (WD ORB 23932, PG 1994)
 CATEGORY: ROADS, DRAINAGE

TRACT "A" (PB 157, 99)
 FOLIO: 30-4004-078-0750
 OWNER: CENTURY PARC CDD (WD ORB 23932, PG 1994)
 CATEGORY: ROADS, DRAINAGE



ALVAREZ ENGINEERS, INC.

CENTURY PARC CDD CDD LAND OWNERSHIP AND EASEMENTS

EXHIBIT 1