



**CENTURY PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 2, 2025  
11:00 A.M.**

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

[www.centuryparccdd.org](http://www.centuryparccdd.org)  
786.347.2711 Ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**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**  
April 2, 2025  
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. February 5, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Approval of Resolution No. 2025-02 – Approving a Proposed Budget for FY 2025/2026.....Page 6
  - 2. Consider Approval of Proposal for Stormwater Management System, Maintenance Services and Reports Pursuant to the Miami-Dade County, Class V, Permit Requirements.....Page 13
- I. Administrative Matters
  - 1. Financial Update.....Page 21
- J. District Counsel Report
  - 1. Stormwater System Legal Requirements Update Memorandum.....Page 25
- K. Board Member Comments
- L. Adjourn



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification                          | Order PO | Amount   | Cols | Depth |
|-----------|--------------|---|----------|----------|------|-------|
| 141865    | 603908       | Print Legal Ad-IPL01999750 - IPL0199975 |          | \$664.64 | 2    | 38 L  |

**Attention:** Laura J. Archer

Century Parc Community Development District  
 c/o Special District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, Florida 33410  
 LArcher@sdsinc.org

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 6, 2024
- February 5, 2025
- April 2, 2025
- June 4, 2025
- August 6, 2025

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.centuryparcdd.org  
 IPL0199975  
 Oct 23 2024

**PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:  
 10/23/24

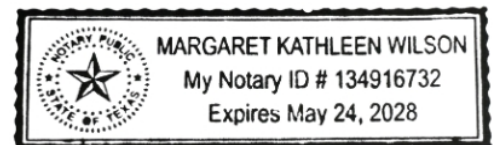
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 24th day of October in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 5, 2025**

**A. CALL TO ORDER**

The February 5, 2025, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:00 a.m. at the Renaissance Planning Office 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 Herald* on October 23, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

**C. WELCOME AND SEAT SUPERVISORS IN SEATS #1 AND #2**

Mrs. Perez welcomed and seated incumbent Ysela Llort to Seat #1 who was elected via the 2024 General Election process qualified unopposed to a 4-year term expiring in November 2028. Mrs. Perez further noted that in advance of today’s meeting, Supervisor Llort had taken the oath of office.

She then went on the welcome and seat Lilliam Plasencia to Seat #2 whom qualified unopposed for a 4-year term of office expiring in November 2028; and

Mrs. Perez provided the newly elected 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.

**D. ADMINISTER OATH OF OFFICE**

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office to Lilliam Plasencia.

**E. 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 (via phone) and Supervisors Lilliam Plasencia and Marco Tulio Villalobos.

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

**F. ELECTION OF OFFICERS**

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments 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.

The following slate of officers was nominated:

- Chairperson – Nelson Avendano
- Vice Chairperson – Ysela Llort
- Assistant Secretary – Marcos Tulio Villalobos
- Assistant Secretary – Lilliam Plasencia
- 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 Tulio Villalobos, 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 6, 2024, Regular Board Meeting**

The minutes of the November 6, 2024, 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 Tulio Villalobos, seconded by Supervisor Llort and unanimously passed approving the minutes of the November 6, 2024, Regular Board Meeting, as presented.

**J. OLD BUSINESS**

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

**K. NEW BUSINESS**

**1. Consider Resolution No. 2025-01 – Registered Agent Change**

Resolution No. 2025-01 was presented, entitled:

**RESOLUTION 2025-01**

**A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

Ms. Wald provided an overview of the resolution for the change of the District Register Agent.

A **MOTION** was made by Supervisor Tulio Villalobos, seconded by Supervisor Avendano and passed unanimously adopting Resolution No. 2025-01, as presented.

## **2. Announcement of Miami-Dade County Stormwater Management System Class V New Permit Requirements**

Mrs. Perez announced the new Miami-Dade County Stormwater Management Class V Permit requirements, which changes the process in which districts can provide stormwater management services within Miami-Dade and requires the issuance of this permit as a requirement now. The District can no longer provide stormwater management cleaning services and/or repairs without said permit. Additionally, the permit requires reports to be issued and recommended that the permit be issued for one year.

Mrs. Perez is recommending that the District engage the service of a licensed and insured contractor thereby securing the qualified contractor services for the length of the permit (and extensions, if applicable) and having them issue and qualify the permit in addition to providing the required reports on behalf of the District (copying the District for District records) as part of their agreement responsibilities.

Ms. Wald provided clarifications and announced that additional requirements were anticipated.

Mrs. Perez noted that the stormwater management system had been inspected last week, and proposals would be presented for Board consideration at an upcoming meeting.

### **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 December 31, 2024, were \$230,031.00.

A **MOTION** was made by Supervisor Tulio Villalobos, seconded by Supervisor Plascencia and passed unanimously ratifying and approving the financials, as presented.

### **M. BOARD MEMBER COMMENTS**

It was noted that the pavement repairs located near the mailboxes that had previously been reported to the Association by the District have not yet been corrected and District management will follow up with the Association manager.

### **N. ADJOURNMENT**

The Regular Board Meeting was adjourned at 11:16 a.m. on a **MOTION** made by Supervisor Avendano, seconded by Supervisor Tulio Villalobos and passed unanimously.

**ATTESTED BY:**

---

**Secretary/Assistant Secretary**

---

**Chairman/Vice-Chairperson**

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; 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 2025/2026 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 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 4, 2025 at 11:00 a.m. in the Conference Room Renaissance Planning Office, 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 2<sup>nd</sup> day of April, 2025.

**ATTEST:**

**CENTURY PARC  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



Century Parc  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# CONTENTS

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

**PROPOSED BUDGET**  
**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|  | <b>FISCAL YEAR<br/>2025/2026<br/>BUDGET</b> |
|--|---|
| <b>REVENUES</b>                          |   |
| Administrative Assessments               | 59,169                                      |
| Maintenance Assessments                  | 76,604                                      |
| Debt Assessments                         | 351,984                                     |
| Other Revenues                           | 0   |
| Interest Income                          | 1,200                                       |
| <b>TOTAL REVENUES</b>                    | <b>\$ 488,957</b>                           |
| <b>EXPENDITURES</b>                      |   |
| <b>MAINTENANCE EXPENDITURES</b>          |   |
| Maintenance/Contingency - Drainage       | 22,000                                      |
| Maintenance/Contingency - Roads          | 45,000                                      |
| Engineering/Inspections                  | 5,000                                       |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 72,000</b>                            |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |   |
| Supervisor Fees                          | 6,000                                       |
| Payroll Taxes (Employer)                 | 480   |
| Management                               | 36,648                                      |
| Secretarial                              | 4,200                                       |
| Legal                                    | 8,000                                       |
| Assessment Roll                          | 6,000                                       |
| Audit Fees                               | 3,600                                       |
| Insurance                                | 7,400                                       |
| Legal Advertisements                     | 2,600                                       |
| Miscellaneous                            | 650   |
| Postage                                  | 300   |
| Office Supplies                          | 550   |
| Dues & Subscriptions                     | 175   |
| Trustee Fees                             | 3,600                                       |
| Continuing Disclosure Fee                | 350   |
| Website Management                       | 2,000                                       |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 82,553</b>                            |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 154,553</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 334,404</b>                           |
| Bond Payments                            | (330,865)                                   |
| <b>BALANCE</b>                           | <b>\$ 3,539</b>                             |
| County Appraiser & Tax Collector Fee     | (9,760)                                     |
| Discounts For Early Payments             | (19,519)                                    |
| <b>Excess/ (Shortfall)</b>               | <b>\$ (25,740)</b>                          |
| Carryover From Prior Year                | 25,740                                      |
| <b>Net Excess/ (Shortfall)</b>           | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

|  | FISCAL YEAR<br>2023/2024<br>ACTUAL | FISCAL YEAR<br>2024/2025<br>BUDGET | FISCAL YEAR<br>2025/2026<br>BUDGET | COMMENTS   |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                          |                                    |                                    |                                    |  |
| Administrative Assessments               | 76,292                             | 75,190                             | 59,169                             | Expenditures Less Interest & Carryover/.94                       |
| Maintenance Assessments                  | 60,602                             | 60,602                             | 76,604                             | Expenditures/.94   |
| Debt Assessments                         | 351,984                            | 351,984                            | 351,984                            | Bond Payments/.94  |
| Other Revenues                           | 0                                  | 0                                  | 0                                  |  |
| Interest Income                          | 36,121                             | 840                                | 1,200                              | Interest Estimated At \$100 Per Month                            |
| <b>TOTAL REVENUES</b>                    | <b>\$ 524,999</b>                  | <b>\$ 488,616</b>                  | <b>\$ 488,957</b>                  |  |
| <b>EXPENDITURES</b>                      |                                    |                                    |                                    |  |
| <b>MAINTENANCE EXPENDITURES</b>          |                                    |                                    |                                    |  |
| Maintenance/Contingency - Drainage       | 3,132                              | 16,100                             | 22,000                             | Maintenance/Contingency - Drainage                               |
| Maintenance/Contingency - Roads          | 0                                  | 37,860                             | 45,000                             | 2031 Road Project - 6 Years From 2025                            |
| Engineering/Inspections                  | 2,320                              | 3,000                              | 5,000                              | \$2,000 Increase From 2024/2025 Budget                           |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 5,452</b>                    | <b>\$ 56,960</b>                   | <b>\$ 72,000</b>                   |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |                                    |                                    |                                    |  |
| Supervisor Fees                          | 1,400                              | 6,000                              | 6,000                              | Supervisor Fees  |
| Payroll Taxes (Employer)                 | 107                                | 480                                | 480                                | Projected At 8% Of Supervisor Fees                               |
| Management                               | 34,584                             | 35,616                             | 36,648                             | CPI Adjustment   |
| Secretarial                              | 4,200                              | 4,200                              | 4,200                              | No Change From 2024/2025 Budget                                  |
| Legal                                    | 6,363                              | 8,000                              | 8,000                              | No Change From 2024/2025 Budget                                  |
| Assessment Roll                          | 6,000                              | 6,000                              | 6,000                              | As Per Contract  |
| Audit Fees                               | 3,800                              | 3,900                              | 3,600                              | Accepted Amount For 2024/2025 Audit                              |
| Insurance                                | 6,594                              | 7,000                              | 7,400                              | Fiscal Year 24/25 Expenditure Was \$6,858                        |
| Legal Advertisements                     | 2,496                              | 2,000                              | 2,600                              | Costs Have Increased Due To Closing Of The Miami Business Review |
| Miscellaneous                            | 247                                | 675                                | 650                                | \$25 Decrease From 2024/2025 Budget                              |
| Postage                                  | 219                                | 300                                | 300                                | No Change From 2024/2025 Budget                                  |
| Office Supplies                          | 188                                | 575                                | 550                                | \$25 Decrease From 2024/2025 Budget                              |
| Dues & Subscriptions                     | 175                                | 175                                | 175                                | No Change From 2024/2025 Budget                                  |
| Trustee Fees                             | 3,400                              | 3,600                              | 3,600                              | No Change From 2024/2025 Budget                                  |
| Continuing Disclosure Fee                | 350                                | 350                                | 350                                | No Change From 2024/2025 Budget                                  |
| Website Management                       | 2,000                              | 2,000                              | 2,000                              | No Change From 2024/2025 Budget                                  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 72,123</b>                   | <b>\$ 80,871</b>                   | <b>\$ 82,553</b>                   |  |
| <b>TOTAL EXPENDITURES</b>                | <b>\$ 77,575</b>                   | <b>\$ 137,831</b>                  | <b>\$ 154,553</b>                  |  |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 447,424</b>                  | <b>\$ 350,785</b>                  | <b>\$ 334,404</b>                  |  |
| Bond Payments                            | (335,611)                          | (330,865)                          | (330,865)                          | 2026 P & I Payments Less Earned Interest                         |
| <b>BALANCE</b>                           | <b>\$ 111,813</b>                  | <b>\$ 19,920</b>                   | <b>\$ 3,539</b>                    |  |
| County Appraiser & Tax Collector Fee     | (4,702)                            | (9,760)                            | (9,760)                            | Two Percent Of Total Assessment Roll                             |
| Discounts For Early Payments             | (17,991)                           | (19,520)                           | (19,519)                           | Four Percent Of Total Assessment Roll                            |
| <b>Excess/ (Shortfall)</b>               | <b>\$ 89,120</b>                   | <b>\$ (9,360)</b>                  | <b>\$ (25,740)</b>                 |  |
| Carryover From Prior Year                | 0                                  | 9,360                              | 25,740                             | Carryover From Prior Year  |
| <b>Net Excess/ (Shortfall)</b>           | <b>\$ 89,120</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

## DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

|                            | FISCAL YEAR<br>2023/2024 | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 |  |
|----------------------------|--------------------------|--------------------------|--------------------------|--|
| <b>REVENUES</b>            | <b>ACTUAL</b>            | <b>BUDGET</b>            | <b>BUDGET</b>            | <b>COMMENTS</b>                          |
| Interest Income            | 24,396                   | 1,273                    | 1,860                    | Projected Interest For 2025/2026         |
| NAV Tax Collection         | 335,611                  | 330,865                  | 330,865                  | 2026 P & I Payments Less Earned Interest |
| <b>Total Revenues</b>      | <b>\$ 360,007</b>        | <b>\$ 332,138</b>        | <b>\$ 332,725</b>        |  |
| <b>EXPENDITURES</b>        |                          |                          |                          |  |
| Principal Payments         | 225,000                  | 245,000                  | 255,000                  | Principal Payment Due In 2026            |
| Interest Payments          | 101,390                  | 87,138                   | 77,725                   | Interest Payments Due In 2026            |
| <b>Total Expenditures</b>  | <b>\$ 326,390</b>        | <b>\$ 332,138</b>        | <b>\$ 332,725</b>        |  |
| <b>Excess/ (Shortfall)</b> | <b>\$ 33,617</b>         | <b>\$ -</b>              | <b>\$ -</b>              |  |

**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 1/1/2025 = | \$1,950,000   |                                 |                        |

## Century Parc Community Development District Assessment Comparison

|                        | Fiscal Year<br>2022/2023<br>Assessment* | Fiscal Year<br>2023/2024<br>Assessment* | Fiscal Year<br>2024/2025<br>Assessment* | Fiscal Year<br>2025/2026<br>Projected Assessment* |
|------------------------|---|---|---|---|
| Administrative         | \$ 99.71                                | \$ 98.31                                | \$ 98.29                                | \$ 77.35  |
| Maintenance            | \$ 77.83                                | \$ 79.22                                | \$ 79.22                                | \$ 100.14   |
| <u>Debt</u>            | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                                  |
| Total For 691 Units    | <b>\$ 639.47</b>                        | <b>\$ 639.46</b>                        | <b>\$ 639.44</b>                        | <b>\$ 639.42</b>                                  |
|                        |   |   |   |   |
| Administrative         | \$ 99.71                                | \$ 98.31                                | \$ 98.29                                | \$ 77.35  |
| Maintenance            | \$ 77.83                                | \$ 79.22                                | \$ 79.22                                | \$ 100.14   |
| <u>Debt</u>            | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                        | <u>\$ 461.93</u>                                  |
| Total For 74 Townhomes | <b>\$ 639.47</b>                        | <b>\$ 639.46</b>                        | <b>\$ 639.44</b>                        | <b>\$ 639.42</b>                                  |

\* 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       |

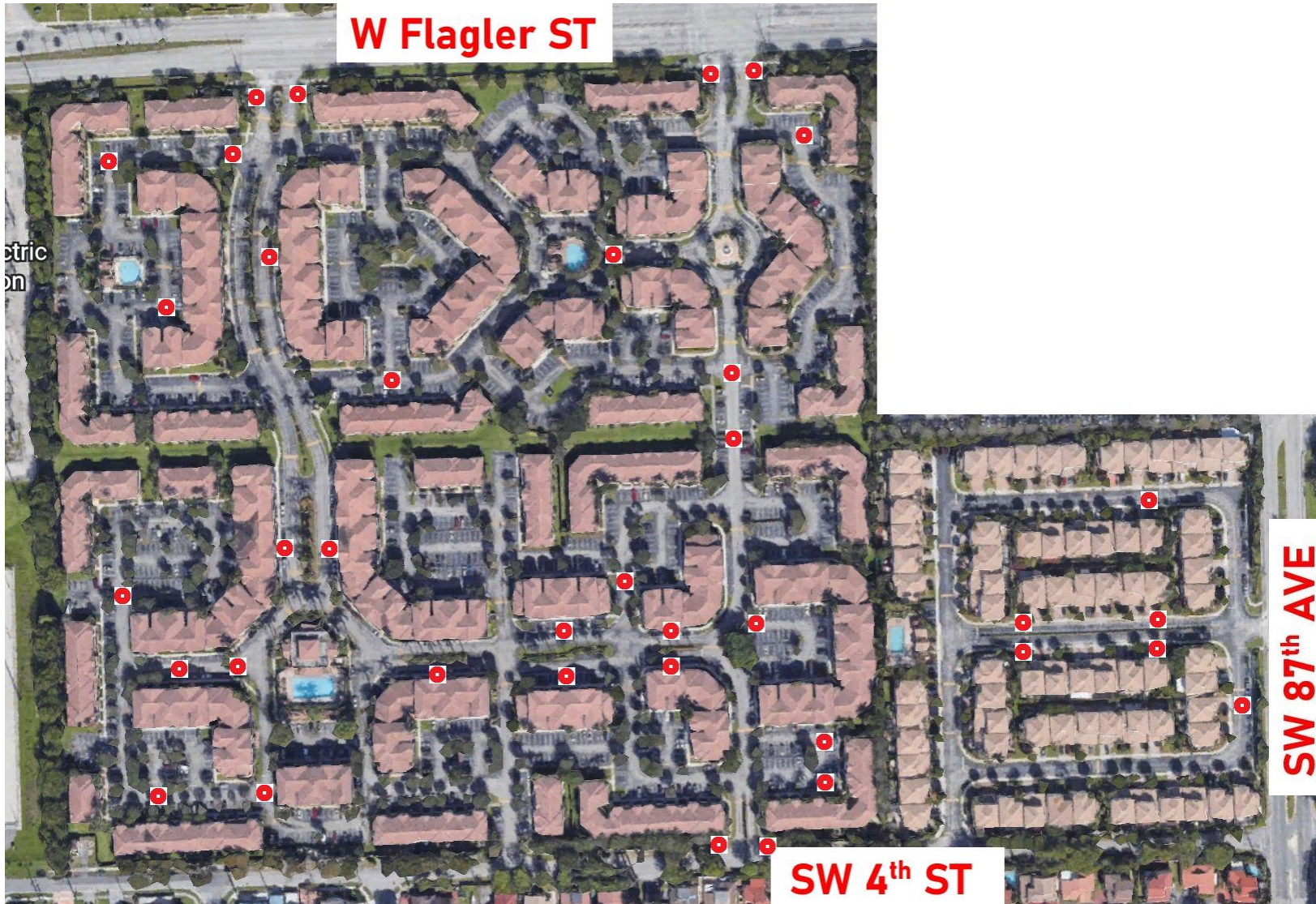
## Century Parc CDD Storm Drainage System Maintenance

| Americlean   | Raptor Vac Systems  | Top Dog   |
|--|---|---|
| <p>Issue and qualify the Class V Permit with Miami-Dade County DERM, and submit any required reports.</p> <p>Perform the regular cleaning/maintenance of the Storm Drainage System, including (but not limited to), Catch Basins/Structures cleaning, Linear Foot Pipelines cleaning, and Baffles removal &amp; replacement (all on "as needed" basis).</p> <p><i>For the first service, a total of thirty-seven (37) structures needs to be cleaned (as a result of the recently performed inspection).</i></p> |   |   |
| <p>Structure Cleaning (Per Unit):</p> <p style="text-align: center;"><b>\$100.00</b></p> <p><i>*A minimum of 10 structures per visit will be charged.</i></p>  | <p>Structure Cleaning (Per Unit):</p> <p style="text-align: center;"><b>\$110.00</b></p>  | <p>Structure Cleaning (Per Unit):</p> <p style="text-align: center;"><b>\$110.00</b></p> <p><i>*A minimum of 20 structures per visit will be charged.</i></p>   |
| <p>Based on the most recent inspection, performed by the Field Operations Manager, the initial work implies the cleaning of 37 structures, which accorded to the price above will be an expense for the District of:</p> <p style="text-align: center;"><b>\$3,700.00</b></p>  | <p>Based on the most recent inspection, performed by the Field Operations Manager, the initial work implies the cleaning of 37 structures, which accorded to the price above will be an expense for the District of:</p> <p style="text-align: center;"><b>\$4,070.00</b></p> | <p>Based on the most recent inspection, performed by the Field Operations Manager, the initial work implies the cleaning of 37 structures, which accorded to the price above will be an expense for the District of:</p> <p style="text-align: center;"><b>\$4,070.00</b></p> |

| <b>Americlean</b>  | <b>Raptor Vac Systems</b>  | <b>Top Dog</b>   |
|--|--|--|
| <p>Pipeline Cleaning (Per Linear Foot):</p> <p><b>\$3.00</b></p>   | <p>Pipeline Cleaning (Per Linear Foot):</p> <p><b>\$1.00 to \$2.75</b></p> <p>Prices may vary between these 2 numbers, depending on the wide of the pipeline and the level of obstruction on it.</p> <p><i>*Refer to the vendor proposal's price sheet for specific details.</i></p> | <p>Pipeline Cleaning (Per Linear Foot):</p> <p><b>\$1.25</b></p>   |
| <p>Based on the most recent inspection, performed by the Field Operations Manager, no Pipes/Lines are recommended for cleaning at this time.</p> |  |  |
| <p>Baffle Replacement (If applicable):</p> <p><b>\$575.00</b></p>  | <p>Baffle Replacement (If applicable):</p> <p><b>\$500.00</b></p> <p>Baffle Removal/Reinstall (If applicable):</p> <p><b>\$150.00</b></p>  | <p>Baffle Replacement (If applicable):</p> <p><b>Market Price</b></p> <p>Baffle Removal/Reinstall (If applicable):</p> <p><b>\$75.00</b></p> |



| <b>Americlean</b>  | <b>Raptor Vac Systems</b>   | <b>Top Dog</b>  |
|--|---|---|
| <p>Class V Permit Processing:</p> <p style="text-align: center;"><b>\$3,500.00</b></p> <p>Including DERM Initial Permit Fee.</p>   | <p>Class V Permit Processing:</p> <p style="text-align: center;"><b>\$0.00</b></p> <p>Does NOT include DERM Permit Fee, to be payable directly to DERM.</p> | <p>Class V Permit Processing:</p> <p style="text-align: center;"><b>\$1,525.00</b></p> <p>Does NOT include DERM Permit Fee, to be payable directly to DERM.</p>   |
| <p>Class V Permit Reports to DERM (for the length of the Class V Permit):</p> <p style="text-align: center;"><b>\$1,000.00</b></p>   | <p>Class V Permit Reports to DERM (for the length of the Class V Permit):</p> <p style="text-align: center;"><b>\$0.00</b></p>                              | <p>Class V Permit Reports to DERM (for the length of the Class V Permit):</p> <p style="text-align: center;"><b>\$0.00</b></p> <p>Reporting price is included in their "Administrative Fee" this vendor charges for the Permit Processing (previous row).</p> |
| <p style="text-align: center;"><i>Any other expenses or payments to DERM, or any other Governmental Agency, resulting as a consequence of the Class V Permit process, are to be payable by the District to the respective Government Agency.</i></p> |   |   |
| <p style="text-align: center;"><i>Other companies, such as Flotech, were asked to provide a quote for this project, but they declined.</i></p>   |   |   |



Century Parc CDD – Storm Drainage Structures to be Cleaned.

Map Locations (**Red Dots**) for reference only. Detailed Plans provided to vendor.



PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

March 11, 2025

**Century Parc**  
W Flagler St & 89 Ave  
Miami, FL 33174  
**ATTN: Ronald Galvis**

**STORM DRAIN CLEANING**

**Drainage Structures**

Vacuum pump truck to remove debris from each drain and pit.  
Pressure jet clean drains pit walls and bottom.  
Sewer jet cleans laterals.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

|   |                    |
|---|--------------------|
| <b>Total Cost for Storm Drain System Cleaning (Per Drain):</b>                | <b>\$ 100.00</b>   |
| *(100.00 per unit – with a minimum charge of \$1,000.00 [10 Units] per visit) |                    |
| <b>Total Cost for Storm Pipe Cleaning (Per Linear Foot):</b>                  | <b>\$ 3.00</b>     |
| <b>Total Cost for Baffle Replacement (Per Unit):</b>                          | <b>\$ 575.00</b>   |
| <b>Total Cost for 365 Day Permit*:</b>  | <b>\$ 3,500.00</b> |
| <b>Total Cost for Reporting:</b>  | <b>\$ 1,000.00</b> |

With payment to be made at: Terms: 30% Upon Acceptance and 70% Upon Completion.

\*Includes initial permit fee. Additional feed incurred will be billed additionally if required.

Exclusions: professional divers, dewatering, pipe plugging, confined space manhole entry, MOT Permitting, Major MOT Set-up's, Hydrant meter access, Repairs, Root removal, soft digging, lift station cleaning/inspection, Cured in Place Pipe, laser profiling, major dewatering, de-watering bags, trash pumps, additional permit fees as required by DERM

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

**Sincerely submitted,**

\_\_\_\_\_  
**Oscar Vincas**

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Note: Proposal may be withdrawn by us if not accepted within 30 days.**



# PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

## STORMWATER DRAIN MAINTENANCE

|  |  |
|--|--|
| <b>PROPOSAL SUBMITTED TO:</b><br>Century Parc CDD % SDS, Inc.        | <b>PROJECT NAME:</b><br>Century Parc CDD                       |
| <b>BUSINESS ADDRESS:</b><br>2501A Burns Road, Palm Beach Gardens, FL | <b>PROJECT LOCATION:</b><br>8950 W Flagler St, Miami, FL 33174 |
| <b>CONTACT:</b><br>Management  | <b>DATE:</b><br>March 4, 2025                                  |

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

**SCOPE OF WORK:** All labor, equipment and materials to complete work in accordance with pricing in Price Sheet.

**COST:** We propose to conduct this work in accordance with the above Scope of Work for the sum of \$\_\_\_\_\_

\$ \_\_\_\_\_

**ACCEPTANCE:** Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Date of Acceptance

| <b>Raptor Vac-Systems</b>   |                                    |               |              |
|---|------------------------------------|---------------|--------------|
| <b>Price Sheet</b>  |                                    |               |              |
| <b>Century Parc Community Development District</b>  |                                    |               |              |
|   |                                    |               |              |
|   |                                    |               |              |
| <b>Improvement/Item Type</b>  | <b>Unit Price</b>                  |               |              |
| Catch Basin/Manhole Cleaning  | \$110.00                           |               |              |
| Baffle Removal/Reinstall  | \$150.00                           |               |              |
| Pneumatic plug Install/Removal (12" to 24" plug included, larger sizes, same install rate plus rental price). | \$150.00                           |               |              |
| Baffle Replacement (New one, Install Included)  | \$500.00                           |               |              |
| 3" Water Pump and Hoses (Daily)   | \$250.00                           |               |              |
| Truck Load (Disposal tickets to be provided)  | \$250.00                           |               |              |
| Mobilization (Daily)  | \$400.00                           |               |              |
| Dewatering Storm Drain Filter   | \$150.00                           |               |              |
| Support Pick Up Truck (Daily)   | \$100.00                           |               |              |
| 6" Vacuum Hose for Open Space Area Structures (Daily)   | \$200.00                           |               |              |
|   |                                    |               |              |
|   |                                    |               |              |
| <b>Pipeline Improvements Cleaning</b>   | <b>Price per Linear Foot</b>       |               |              |
| <b>Description</b>  | <b>Light</b>                       | <b>Medium</b> | <b>Heavy</b> |
| 12" Pipe Cleaning   | \$1.00                             | \$1.25        | \$1.50       |
| 15" Pipe Cleaning   | \$1.00                             | \$1.50        | \$2.50       |
| 18" Pipe Cleaning   | \$1.00                             | \$1.75        | \$2.75       |
|   |                                    |               |              |
|   |                                    |               |              |
| <b>Pipeline Improvement CCTV Inspection</b>   | <b>Price per Linear Foot</b>       |               |              |
| All size(s) Pipeline  | \$1.15                             |               |              |
| Mobilization (Daily)  | \$250.00                           |               |              |
|   |                                    |               |              |
|   |                                    |               |              |
| <b>Permitting</b>   | <b>Price</b>                       |               |              |
| Class V Permit Running  | \$0.00                             |               |              |
| Class V Permit Cost   | Refer to Miami Dade County Pricing |               |              |
| Quarterly Reports Completion and Submission   | \$0.00                             |               |              |
|   |                                    |               |              |
|   |                                    |               |              |

Note: All Miami Dade County Costs to be paid by District. Submittal and processing to be conducted by Raptor Vac as courtesy to District.



# ESTIMATE

**TOP DOG SEWER AND DRAIN CLENGING LLC**  
 2645 Executive Park Drive STE 523  
 Weston, Florida 33331  
 United States

7866633581

**Bill to**                      **Ship to**  
**Century Park CDD c/o SDS**   **Century Park CDD**  
 Ronald Galvis  
  
 (786)503-1633  
 rGalvis@sdsinc.org

**Estimate Number:** 51  
**Customer Ref:** Century Park  
**Estimate Date:** February 27, 2025  
**Valid Until:** March 29, 2025

**Grand Total (USD):** \$1,986.25

| Items   | Quantity | Price      | Amount     |
|---|----------|------------|------------|
| <b>Storm Drain Cleaning</b><br>Century Park CDD<br><br>Estimate to bring an industrial vacuum truck and clean the storm drains. Top Dog will remove all the dirt and debris from the storm drains. After removing the debris we will wash the walls and lid of the catch basin.<br><br>\$110 is for any amount over 20 basins. If 20 or under each basin will be \$275<br><br>Please Note: After the system is cleaned, Top Dog Sewer And Drain cannot guarantee that the ground will percolate rain water in heavy rains and down pours. The ground will still need time to soak in the water. Also if there are roots in the lines, there is not guarantee on the storm drain cleaning.basin. | 1        | \$110.00   | \$110.00   |
| <b>Storm Drain Line Jetting</b><br>Estimate to jet the lines of the storm drains per linear foot to clear the line of dirt and debris. This is a price per linear foot that needs to be hydro-jetted.   | 1        | \$1.25     | \$1.25     |
| <b>Extended Hose</b><br>Estimate to bring another vehicle carrying extended hose, if there are any drains more than 20 feet away from where the truck can park on asphalt.  | 1        | \$300.00   | \$300.00   |
| <b>Administration Fee</b><br>This fee to fill out submit and receive the Class V permit. This fee also covers the price of submitting the report to the city after the basins are cleaned. This does not include any permit fees for the county.  | 1        | \$1,500.00 | \$1,500.00 |
| <b>Baffle removal</b><br>Estimate to remove and reinstall baffles. This is just the estimate for the labor to remove or reinstall the baffle. This estimate does not include the price of the baffle itself.  | 1        | \$75.00    | \$75.00    |

Century Parc  
Community Development District

**Financial Report For  
February 2025**

**Century Parc Community Development District**  
**Budget vs. Actual**  
**October 2024 through February 2025**

|   | <u>Oct 24 - Feb 25</u>   | <u>24/25 Budget</u> | <u>\$ Over Budget</u>    | <u>% of Budget</u>   |
|---|--------------------------|---------------------|--------------------------|----------------------|
| <b>Income</b>                             |                          |                     |                          |                      |
| 363.101 · Maintenance Assessments         | 57,554.51                | 60,602.00           | -3,047.49                | 94.97%               |
| 369.399 · Carryover From Prior Year       | 0.00                     | 9,360.00            | -9,360.00                | 0.0%                 |
| 369.401 · Interest Income                 | 11,767.92                | 840.00              | 10,927.92                | 1,400.94%            |
| 363.820 · Debt Assessment-Paid to Trustee | -318,368.14              | -330,865.00         | 12,496.86                | 96.22%               |
| 363.831 · Assessment Discounts            | -18,007.37               | -19,520.00          | 1,512.63                 | 92.25%               |
| 363.830 · Assessment Fees                 | -4,455.35                | -9,760.00           | 5,304.65                 | 45.65%               |
| 363.810 · Debt Assessments                | 334,578.55               | 351,984.00          | -17,405.45               | 95.06%               |
| 363.100 · Admin Assessment Income         | 71,662.65                | 75,190.00           | -3,527.35                | 95.31%               |
| <b>Total Income</b>                       | <u>134,732.77</u>        | <u>137,831.00</u>   | <u>-3,098.23</u>         | <u>97.75%</u>        |
| <b>Expense</b>                            |                          |                     |                          |                      |
| 511.315 · Legal Fees                      | 1,880.00                 | 8,000.00            | -6,120.00                | 23.5%                |
| 511.320 · Audit Fees                      | 0.00                     | 3,900.00            | -3,900.00                | 0.0%                 |
| 511.310 · Engineering                     | 0.00                     | 3,000.00            | -3,000.00                | 0.0%                 |
| 511.122 · Payroll Expense                 | 126.70                   | 480.00              | -353.30                  | 26.4%                |
| 511.131 · Supervisors Fees                | 600.00                   | 6,000.00            | -5,400.00                | 10.0%                |
| 511.305 · MaintenanceContingency-Drainage | 0.00                     | 16,100.00           | -16,100.00               | 0.0%                 |
| 511.306 · Maintenance/Contingency - Roads | 0.00                     | 37,860.00           | -37,860.00               | 0.0%                 |
| 511.311 · Management Fees                 | 14,840.00                | 35,616.00           | -20,776.00               | 41.67%               |
| 511.312 · Secretarial Fees                | 1,750.00                 | 4,200.00            | -2,450.00                | 41.67%               |
| 511.450 · Insurance                       | 6,858.00                 | 7,000.00            | -142.00                  | 97.97%               |
| 511.480 · Legal Advertisements            | 664.64                   | 2,000.00            | -1,335.36                | 33.23%               |
| 511.512 · Miscellaneous Expense           | 197.22                   | 675.00              | -477.78                  | 29.22%               |
| 511.513 · Postage and Delivery            | 116.21                   | 300.00              | -183.79                  | 38.74%               |
| 511.514 · Office Supplies                 | 106.80                   | 575.00              | -468.20                  | 18.57%               |
| 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                     | 3,600.00            | -3,600.00                | 0.0%                 |
| 511.734 · Continuing Disclosure Fee       | 0.00                     | 350.00              | -350.00                  | 0.0%                 |
| 511.750 · Website Management              | 833.30                   | 2,000.00            | -1,166.70                | 41.67%               |
| <b>Total Expense</b>                      | <u>28,147.87</u>         | <u>137,831.00</u>   | <u>-109,683.13</u>       | <u>20.42%</u>        |
| <b>Net Income</b>                         | <u><b>106,584.90</b></u> | <u><b>0.00</b></u>  | <u><b>106,584.90</b></u> | <u><b>100.0%</b></u> |



**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL REPORT  
FEBRUARY 2025**

|  | Annual<br>Budget<br>10/1/24 - 9/30/25 | Actual<br>Feb-25 | Year To Date<br>Actual<br>10/1/24 - 2/28/25 |
|--|---------------------------------------|------------------|---|
| <b>REVENUES</b>                          |                                       |                  |   |
| Administrative Assessments               | 75,190                                | 2,520            | 71,663                                      |
| Maintenance Assessments                  | 60,602                                | 1,827            | 57,554                                      |
| Debt Assessments                         | 351,984                               | 10,613           | 334,579                                     |
| Other Revenues                           | 0                                     | 0                | 0   |
| Interest Income                          | 840                                   | 0                | 11,768                                      |
| <b>Total Revenues</b>                    | <b>\$ 488,616</b>                     | <b>\$ 14,960</b> | <b>\$ 475,564</b>                           |
| <b>EXPENDITURES</b>                      |                                       |                  |   |
| <b>MAINTENANCE EXPENDITURES</b>          |                                       |                  |   |
| Maintenance/Contingency - Drainage       | 16,100                                | 0                | 0   |
| Maintenance/Contingency - Roads          | 37,860                                | 0                | 0   |
| Engineering/Inspections                  | 3,000                                 | 0                | 0   |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>    | <b>\$ 56,960</b>                      | <b>\$ -</b>      | <b>\$ -</b>                                 |
| <b>ADMINISTRATIVE EXPENDITURES</b>       |                                       |                  |   |
| Supervisor Fees                          | 6,000                                 | 0                | 600   |
| Payroll Taxes (Employer)                 | 480                                   | 0                | 127   |
| Management                               | 35,616                                | 2,968            | 14,840                                      |
| Secretarial                              | 4,200                                 | 350              | 1,750                                       |
| Legal                                    | 8,000                                 | 0                | 1,880                                       |
| Assessment Roll                          | 6,000                                 | 0                | 0   |
| Audit Fees                               | 3,900                                 | 0                | 0   |
| Insurance                                | 7,000                                 | 0                | 6,858                                       |
| Legal Advertisements                     | 2,000                                 | 0                | 665   |
| Miscellaneous                            | 675                                   | 29               | 197   |
| Postage                                  | 300                                   | 55               | 116   |
| Office Supplies                          | 575                                   | 23               | 107   |
| Dues & Subscriptions                     | 175                                   | 0                | 175   |
| Trustee Fees                             | 3,600                                 | 0                | 0   |
| Continuing Disclosure Fee                | 350                                   | 0                | 0   |
| Website Management                       | 2,000                                 | 167              | 833   |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b> | <b>\$ 80,871</b>                      | <b>\$ 3,592</b>  | <b>\$ 28,148</b>                            |
| <b>Total Expenditures</b>                | <b>\$ 137,831</b>                     | <b>\$ 3,592</b>  | <b>\$ 28,148</b>                            |
| <b>REVENUES LESS EXPENDITURES</b>        | <b>\$ 350,785</b>                     | <b>\$ 11,368</b> | <b>\$ 447,416</b>                           |
| Bond Payments                            | (330,865)                             | (10,296)         | (318,368)                                   |
| <b>Balance</b>                           | <b>\$ 19,920</b>                      | <b>\$ 1,072</b>  | <b>\$ 129,048</b>                           |
| County Appraiser & Tax Collector Fee     | (9,760)                               | (144)            | (4,455)                                     |
| Discounts For Early Payments             | (19,520)                              | (294)            | (18,008)                                    |
| <b>Excess/ (Shortfall)</b>               | <b>\$ (9,360)</b>                     | <b>\$ 634</b>    | <b>\$ 106,585</b>                           |
| Carryover from Prior Year                | 9,360                                 | 0                | 0   |
| <b>Net Excess/ (Shortfall)</b>           | <b>\$ -</b>                           | <b>\$ 634</b>    | <b>\$ 106,585</b>                           |

|  |               |
|--|---------------|
| Bank Balance As Of 2/28/25             | \$ 946,056.29 |
| Accounts Payable As Of 2/28/25         | \$ 110,310.53 |
| Accounts Receivable As Of 2/28/25      | \$ -          |
| Reserve Funds - Drainage As Of 2/28/25 | \$ 115,800.00 |
| Reserve Funds - Roads As Of 2/28/25    | \$ 446,900.00 |
| Available Funds As Of 2/28/25          | \$ 273,045.76 |

**CENTURY PARC CDD  
TAX COLLECTIONS  
2024-2025**

| #  | 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 |
|----|-----|--------------------------|----------|-----------|----------------------|-------------------|---------------|----------------|------------------------|---|---|---|--|--|--|----------------------------------|
|    |     |                          |          |           |                      |                   |               |                | \$487,786.00           | \$75,192.00                                       | \$60,603.00                                       | \$ 351,991.00                                   | \$75,192.00                                      | \$60,603.00                                      | \$351,991.00                                   |                                  |
|    |     |                          |          |           |                      |                   |               |                | \$458,504.00           | \$70,679.00                                       | \$56,960.00                                       | \$ 330,865.00                                   | \$70,679.00                                      | \$56,960.00                                      | \$330,865.00                                   | \$330,865.00                     |
| 1  | 1   | Miami-Dade Tax Collector | 12/09/24 | NAV Taxes | \$ 309,027.03        |                   | \$ (2,966.66) | \$ (12,362.24) | \$ 293,698.13          | \$ 47,572.36                                      | \$ 38,342.48                                      | \$ 223,112.19                                   | \$ 45,209.98                                     | \$ 36,438.55                                     | \$ 212,049.60                                  | \$ 212,049.60                    |
| 2  | 2   | Miami-Dade Tax Collector | 11/25/24 | NAV Taxes | \$ 63,482.07         |                   | \$ (609.42)   | \$ (2,539.52)  | \$ 60,333.13           | \$ 9,829.00                                       | \$ 7,922.00                                       | \$ 45,731.07                                    | \$ 9,343.58                                      | \$ 7,530.78                                      | \$ 43,458.77                                   | \$ 43,458.77                     |
| 3  | 3   | Miami-Dade Tax Collector | 11/26/24 | NAV Taxes | \$ 35,169.20         |                   | \$ (337.63)   | \$ (1,406.90)  | \$ 33,424.67           | \$ 5,405.95                                       | \$ 4,357.10                                       | \$ 25,406.15                                    | \$ 5,137.03                                      | \$ 4,140.36                                      | \$ 24,147.28                                   | \$ 24,147.28                     |
| 4  | 4   | Miami-Dade Tax Collector | 12/04/24 | NAV Taxes | \$ 3,648.96          |                   | \$ (34.80)    | \$ (168.75)    | \$ 3,445.41            | \$ 562.48   | \$ 453.35   | \$ 2,633.13                                     | \$ 531.10  | \$ 428.06  | \$ 2,486.25                                    | \$ 2,486.25                      |
| 5  | 5   | Miami-Dade Tax Collector | 01/31/25 | NAV Taxes | \$ 15,766.95         |                   | \$ (152.98)   | \$ (468.47)    | \$ 15,145.50           | \$ 2,430.47                                       | \$ 1,958.89                                       | \$ 11,377.59                                    | \$ 2,334.67                                      | \$ 1,881.68                                      | \$ 10,929.15                                   | \$ 10,929.15                     |
| 6  | 6   | Miami-Dade Tax Collector | 12/31/24 | NAV Taxes | \$ 21,740.96         |                   | \$ (209.73)   | \$ (767.32)    | \$ 20,763.91           | \$ 3,341.86                                       | \$ 2,693.48                                       | \$ 15,705.62                                    | \$ 3,191.25                                      | \$ 2,572.09                                      | \$ 15,000.57                                   | \$ 15,000.57                     |
| 7  | 7   | Miami-Dade Tax Collector | 02/07/25 | Interest  |                      | \$ 253.42         |               |                | \$ 253.42              | \$ 253.42   |   |   | \$ 253.42  |  |  | \$ -                             |
| 8  | 8   | Miami-Dade Tax Collector | 02/12/25 | NAV Taxes | \$ 14,707.12         |                   | \$ (144.13)   | \$ (294.17)    | \$ 14,268.82           | \$ 2,267.11                                       | \$ 1,827.21                                       | \$ 10,612.80                                    | \$ 2,199.55                                      | \$ 1,772.75                                      | \$ 10,296.52                                   | \$ 10,296.52                     |
| 9  |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 10 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 11 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 12 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 13 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 14 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 15 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
| 16 |     |                          |          |           |                      |                   |               |                | \$ -                   |   |   |   |  |  |  | \$ -                             |
|    |     |                          |          |           | \$ 463,542.29        | \$ 253.42         | \$ (4,455.35) | \$ (18,007.37) | \$ 441,332.99          | \$ 71,662.65                                      | \$ 57,554.51                                      | \$ 334,578.55                                   | \$ 68,200.58                                     | \$ 54,764.27                                     | \$ 318,368.14                                  | \$ 318,368.14                    |

Assessment Roll = \$487,785.81

|                        |              |
|------------------------|--------------|
| <u>Assessment Roll</u> |              |
| Admin:                 | \$75,191.85  |
| Maint:                 | \$60,603.20  |
| Debt:                  | \$351,990.66 |
| Total                  | \$487,785.71 |

Collections  
95.03%

Note: \$487,786, \$75,192, \$60,603, and \$351,991 are 2024/2025 Budgeted assessments before discounts and fees.  
\$458,504, \$70,679, \$56,960 and \$330,865 are 2024/2025 Budgeted assessments after discounts and fees.

|                 |                 |
|-----------------|-----------------|
| \$ 463,542.29   |                 |
| \$ 253.42       |                 |
| \$ (71,662.65)  | \$ 441,332.99   |
| \$ (57,554.51)  | \$ (68,200.58)  |
| \$ -            | \$ (54,764.27)  |
| \$ -            | \$ -            |
| \$ (334,578.55) | \$ (318,368.14) |
| \$ -            | \$ -            |

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: February 10, 2025

RE: Stormwater system legal requirements update

---

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

### **2021 Requirements for Districts with Stormwater Systems:**

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

**New Requirements for Districts with Stormwater Systems:**  
**Chapter 2024-275, Laws of Florida**

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

**Operation and Maintenance Plan:**

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

**Additional Inspections and Reports – Florida Requirements:**

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website ([www.sfwmd.gov](http://www.sfwmd.gov)), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

### Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

### **New Requirements for Districts located in Miami-Dade County**

#### Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

#### Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

### **Recommendation**

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.