



**CENTURY PARC  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
JUNE 4, 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**

June 4, 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
  - 3. Discussion Regarding CP1 Century Park Condo Association Inquiry & Consideration of Soft Gate Installation
- I.** Administrative Matters
  - 1. Financial Update.....Page 20
  - 2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025
- J.** District Counsel Report
- 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

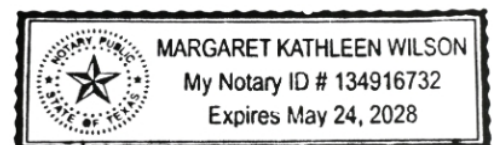
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*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 Plascencia 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 Llor
- 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 Llor 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 Llor 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 August 6, 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 4<sup>th</sup> day of June, 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**

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- 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 2025/2026 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 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 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 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 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	\$ 639.47	\$ 639.46	\$ 639.44	\$ 639.42
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	\$ 639.47	\$ 639.46	\$ 639.44	\$ 639.42

\* 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

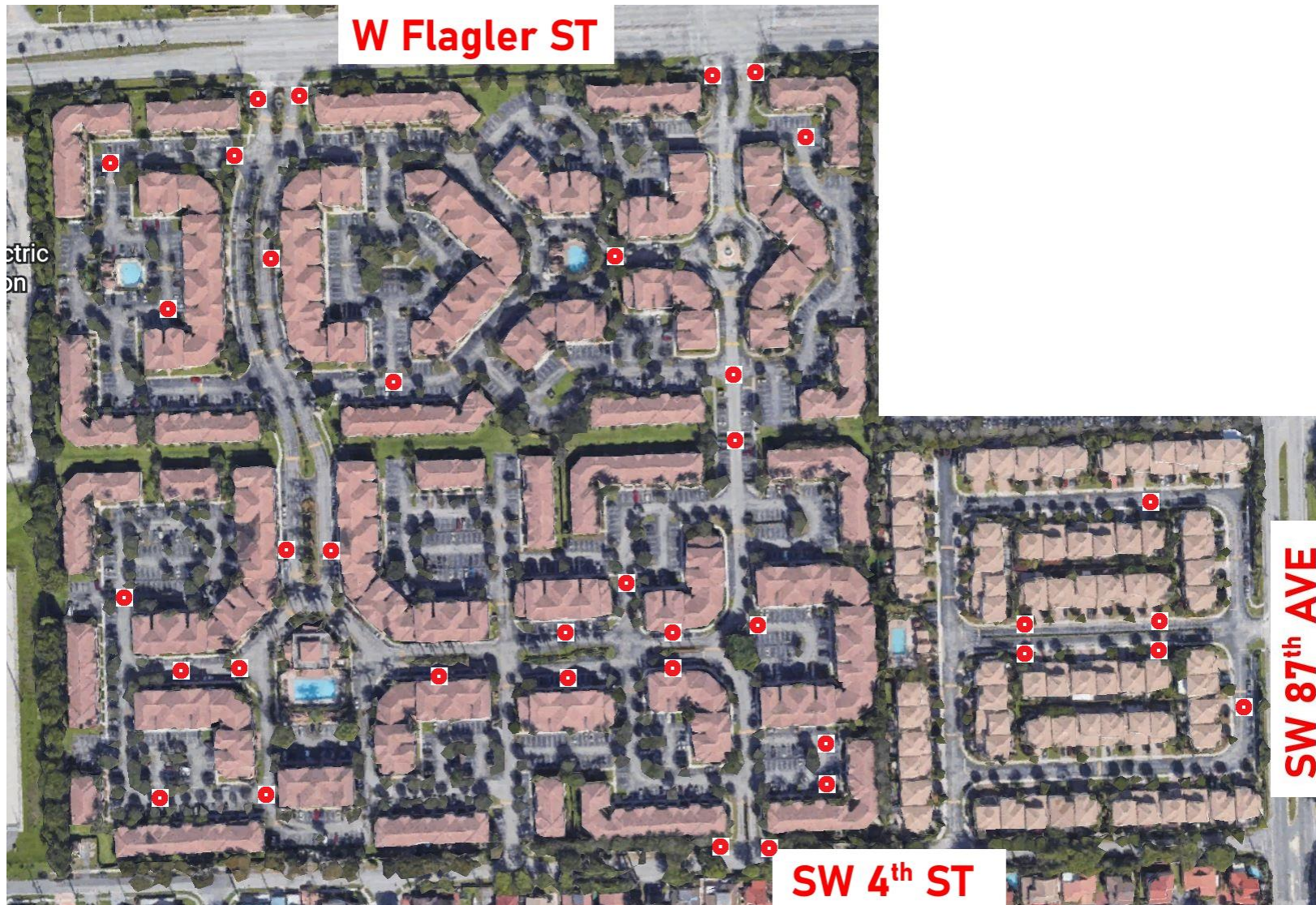
Total Units	74
<u>Prepayments</u>	<u>3</u>
Billed For Debt	71

## 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>
<p>Pipeline Cleaning (Per Linear Foot):</p> <p style="text-align: center;"><b>\$3.00</b></p>	<p>Pipeline Cleaning (Per Linear Foot):</p> <p style="text-align: center;"><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 style="text-align: center;"><b>\$1.25</b></p>
<p><i>The prices of other applicable services, such as baffle replacement, removal, or reinstallation, are detailed in the individual vendor proposals (enclosed).</i></p>		

<b>Americlean</b>	<b>Raptor Vac Systems</b>	<b>Top Dog</b>
Class V Permit Processing:  <b>\$3,500.00</b>  Including DERM Initial Permit Fee.	Class V Permit Processing:  <b>\$0.00</b>  Does NOT include DERM Permit Fee, to be payable directly to DERM.	Class V Permit Processing:  <b>\$1,525.00</b>  Does NOT include DERM Permit Fee, to be payable directly to DERM.
Class V Permit Reports to DERM (for the length of the Class V Permit):  <b>\$1,000.00</b>	Class V Permit Reports to DERM (for the length of the Class V Permit):  <b>\$0.00</b>	Class V Permit Reports to DERM (for the length of the Class V Permit):  <b>\$0.00</b>  Reporting price is included in their "Administrative Fee" this vendor charges for the Permit Processing (previous row).
<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>		



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](mailto:operations@raptorvac.com)

## STORMWATER DRAIN MAINTENANCE

<b>PROPOSAL SUBMITTED TO:</b> Century Parc CDD % SDS, Inc.	<b>PROJECT NAME:</b> Century Parc CDD
<b>BUSINESS ADDRESS:</b> 2501A Burns Road, Palm Beach Gardens, FL	<b>PROJECT LOCATION:</b> 8950 W Flagler St, Miami, FL 33174
<b>CONTACT:</b> Management	<b>DATE:</b> 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**  
**Century Park CDD c/o SDS**  
Ronald Galvis  
(786)503-1633  
rGalvis@sdsinc.org

**Ship to**  
**Century Park CDD**

**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> Century Park CDD	1	\$110.00	\$110.00
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.  \$110 is for any amount over 20 basins. If 20 or under each basin will be \$275  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.			
<b>Storm Drain Line Jetting</b>	1	\$1.25	\$1.25
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.			
<b>Extended Hose</b>	1	\$300.00	\$300.00
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.			
<b>Administration Fee</b>	1	\$1,500.00	\$1,500.00
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.			
<b>Baffle removal</b>	1	\$75.00	\$75.00
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.			

Century Parc  
Community Development District

**Financial Report For  
April 2025**

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

	<b>Oct 24 - April 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.101 · Maintenance Assessments	59,313.07	60,602.00	-1,288.93	97.87%
369.399 · Carryover From Prior Year	0.00	9,360.00	-9,360.00	0.0%
369.401 · Interest Income	14,456.15	840.00	13,616.15	1,720.97%
363.820 · Debt Assessment-Paid to Trustee	-328,443.51	-330,865.00	2,421.49	99.27%
363.831 · Assessment Discounts	-18,058.51	-19,520.00	1,461.49	92.51%
363.830 · Assessment Fees	-4,596.38	-9,760.00	5,163.62	47.09%
363.810 · Debt Assessments	344,792.59	351,984.00	-7,191.41	97.96%
363.100 · Admin Assessment Income	74,154.26	75,190.00	-1,035.74	98.62%
<b>Total Income</b>	<b>141,617.67</b>	<b>137,831.00</b>	<b>3,786.67</b>	<b>102.75%</b>
<b>Expense</b>				
511.315 · Legal Fees	3,380.00	8,000.00	-4,620.00	42.25%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.310 · Engineering	385.00	3,000.00	-2,615.00	12.83%
511.122 · Payroll Expense	172.60	480.00	-307.40	35.96%
511.131 · Supervisors Fees	1,200.00	6,000.00	-4,800.00	20.0%
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	20,776.00	35,616.00	-14,840.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
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	310.25	675.00	-364.75	45.96%
511.513 · Postage and Delivery	151.77	300.00	-148.23	50.59%
511.514 · Office Supplies	152.10	575.00	-422.90	26.45%
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	1,166.62	2,000.00	-833.38	58.33%
<b>Total Expense</b>	<b>37,841.98</b>	<b>137,831.00</b>	<b>-99,989.02</b>	<b>27.46%</b>
<b>Net Income</b>	<b>103,775.69</b>	<b>0.00</b>	<b>103,775.69</b>	<b>100.0%</b>

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

	<b>Annual Budget 10/1/24 - 9/30/25</b>	<b>Actual Apr-25</b>	<b>Year To Date Actual 10/1/24 - 4/30/25</b>
<b>REVENUES</b>			
Administrative Assessments	75,190	1,492	74,154
Maintenance Assessments	60,602	1,202	59,313
Debt Assessments	351,984	6,984	344,792
Other Revenues	0	0	0
Interest Income	840	0	14,456
<b>Total Revenues</b>	<b>\$ 488,616</b>	<b>\$ 9,678</b>	<b>\$ 492,715</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	385	385
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 56,960</b>	<b>\$ 385</b>	<b>\$ 385</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	6,000	0	1,200
Payroll Taxes (Employer)	480	0	173
Management	35,616	2,968	20,776
Secretarial	4,200	350	2,450
Legal	8,000	0	3,380
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	5	310
Postage	300	0	152
Office Supplies	575	36	152
Dues & Subscriptions	175	0	175
Trustee Fees	3,600	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,166
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 80,871</b>	<b>\$ 3,526</b>	<b>\$ 37,457</b>
<b>Total Expenditures</b>	<b>\$ 137,831</b>	<b>\$ 3,911</b>	<b>\$ 37,842</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 350,785</b>	<b>\$ 5,767</b>	<b>\$ 454,873</b>
Bond Payments	(330,865)	(6,914)	(328,443)
<b>Balance</b>	<b>\$ 19,920</b>	<b>\$ (1,147)</b>	<b>\$ 126,430</b>
County Appraiser & Tax Collector Fee	(9,760)	(97)	(4,596)
Discounts For Early Payments	(19,520)	0	(18,058)
<b>Excess/ (Shortfall)</b>	<b>\$ (9,360)</b>	<b>\$ (1,244)</b>	<b>\$ 103,776</b>
Carryover from Prior Year	9,360	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (1,244)</b>	<b>\$ 103,776</b>

<b>Bank Balance As Of 4/30/25</b>	<b>\$ 844,162.20</b>
<b>Accounts Payable As Of 4/30/25</b>	<b>\$ 11,225.65</b>
<b>Accounts Receivable As Of 4/30/25</b>	<b>\$ -</b>
<b>Reserve Funds - Drainage As Of 4/30/25</b>	<b>\$ 115,800.00</b>
<b>Reserve Funds - Roads As Of 4/30/25</b>	<b>\$ 446,900.00</b>
<b>Available Funds As Of 4/30/25</b>	<b>\$ 270,236.55</b>

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	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 4,476.08		\$ (44.25)	\$ (51.14)	\$ 4,380.69	\$ 689.99	\$ 556.11	\$ 3,229.98	\$ 675.28	\$ 544.26	\$ 3,161.15	\$ 3,161.15
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 309.69			\$ 309.69	\$ 309.69			\$ 309.69			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 9,678.44		\$ (96.78)	\$ -	\$ 9,581.66	\$ 1,491.93	\$ 1,202.45	\$ 6,984.06	\$ 1,477.01	\$ 1,190.43	\$ 6,914.22	\$ 6,914.22
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 477,696.81	\$ 563.11	\$ (4,596.38)	\$ (18,058.51)	\$ 455,605.03	\$ 74,154.26	\$ 59,313.07	\$ 344,792.59	\$ 70,662.56	\$ 56,498.96	\$ 328,443.51	\$ 328,443.51

Assessment Roll = \$487,785.81

Assessment Roll	
Admin:	\$75,191.85
Maint:	\$60,603.20
Debt:	\$351,990.66
Total	\$487,785.71

Collections	
	97.93%

Note: \$487,786, \$75,192, \$60,603, and \$351,991 are 2024/2025 Budgeted assessments before discounts and fees.  
\$458,504, \$70,679, \$55,960 and \$330,865 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 477,696.81	
\$ 563.11	\$ 455,605.03
\$ (74,154.26)	\$ (70,662.56)
\$ (59,313.07)	\$ (56,498.96)
\$ -	\$ -
\$ (344,792.59)	\$ (328,443.51)
\$ -	\$ -