



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 4, 2026
11:00 A.M.**

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

www.centuryparccdd.org
786.347.2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
Renaissance Planning Office Conference Room
5757 Waterford District Drive, Suite 330
Miami, Florida 33126
REGULAR BOARD MEETING
March 4, 2026
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. November 5, 2025 Regular Board Meeting.....Page 3
- G.** Old Business
- H.** New Business
 - 1. Consider Approval of Resolution No. 2026-01 – Approving a Proposed Budget for Fiscal Year 2026/2027.....Page 7
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
 - 3. Update on the Status of the AmeriClean Issuance of the Miami-Dade County, DERM, Class V Permit for the Maintenance of the Stormwater Management System
- I.** Administrative Matters
 - 1. Financial Update.....Page 16
- J.** District Counsel Report
- K.** Board Member Comments
- L.** Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57839	IPL0282501	Legal Ad - IPL0282501		1.0	76.0L

ATTENTION: Century Parc Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 Waterford District Drive, Suite 330, Miami, Florida 33126 at 11:00 a.m. on the following dates:

November 5, 2025
February 4, 2026
March 4, 2026
May 13, 2026
August 5, 2026

The purpose of these meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

www.centuryparccdd.org
IPL0282501
Oct 22 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

1.0 insertion(s) published on:
10/22/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Russ Davis



Russ Davis

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 22, 2025, 11:20 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CENTURY PARC COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
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 Waterford District Drive, Suite 330, Miami, Florida 33126 at 11:00 a.m. on the following dates:

**November 5, 2025
February 4, 2026
March 4, 2026
May 13, 2026
August 5, 2026**

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
IPL0282501
Oct 22 2025

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

A. CALL TO ORDER

The November 5, 2025, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:07 a.m. in a Conference Room of the Renaissance Planning Office located at 5757 Waterford District 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 22, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Nelson Avendano, Vice Chairperson Ysela Llorc (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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. August 6, 2025, Public Hearing & Regular Board Meeting

The minutes of the August 6, 2025, Public Hearing & 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 Llorc, seconded by Supervisor Plascencia and unanimously passed approving the minutes of the August 6, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2025. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Tulio Villalobos, seconded by Supervisor Avendano and unanimously passed to adopt Resolution No. 2025-05, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-06 - Approval of Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District requires publications and the costs associated with them. She further added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in the *Miami Herald*. She noted that a standard publication costs with the *Miami Herald* well in excess of the cost typically paid in the past.

This higher cost prompted the Special District Services’ management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the “County”) Communications and it was determined that advertising on the County’s website was an option that complied with Florida Statutes. This resulted in the County attorney’s review and

authorization of the District entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably in publication costs. The ILA has been reviewed by District Counsel and deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers therefore District Counsel has prepared the presented resolution for the Board's consideration.

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed adopting Resolution No. 2025-06, as presented.

3. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

An overview of the Resolution Adopting Goals and Objectives was provided.

A **MOTION** was made by Supervisor Plasencia, seconded by Supervisor Tulio Villalobos and passed unanimously adopting Resolution No. 2025-07, as presented.

4. Consider FY 2025/2026 Goals and Objectives

A **MOTION** was made by Supervisor Tulio Villalobos, seconded by Supervisor Plasencia and passed unanimously approving the Fiscal Year 2025/2026 Goals and Objectives and posting same on the District's website.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statements through September 2025, noting that available funds as of September 30, 2025, were \$239,756.24.

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

2. Ethics Training

Mrs. Perez reminded the District Supervisors that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, which is due by July 1, 2026, the hours must be completed no later than December 31 of this year. She further noted that links to two training sessions were available on the website.

J. DISTRICT COUNSEL REPORT

Ms. Fernandez-Perez had nothing further to report.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:31 a.m. on a MOTION made by Supervisor Avendano, seconded by Supervisor Plasencia and passed unanimously.
--

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chairperson

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027;
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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 13, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 4th day of March, 2026.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Century Parc Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	55,332
Maintenance Assessments	80,328
Debt Assessments	351,984
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 488,964
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Maintenance/Contingency - Drainage	22,000
Maintenance/Contingency - Roads	45,000
Storm Drainage/Class V Permit	3,500
Engineering/Inspections	5,000
TOTAL MAINTENANCE EXPENDITURES	\$ 75,500
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	37,362
Secretarial	4,200
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,200
Legal Advertisements	3,500
Miscellaneous	650
Postage	300
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	3,600
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,067
TOTAL EXPENDITURES	\$ 160,567
REVENUES LESS EXPENDITURES	\$ 328,397
Bond Payments	(330,865)
BALANCE	\$ (2,468)
County Appraiser & Tax Collector Fee	(9,757)
Discounts For Early Payments	(19,515)
Excess/ (Shortfall)	\$ (31,740)
Carryover From Prior Year	31,740
Net Excess/ (Shortfall)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	76,221	59,169	55,332	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	60,603	76,604	80,328	Expenditures/.94
Debt Assessments	351,991	351,984	351,984	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	31,277	1,200	1,320	Interest Estimated At \$110 Per Month
TOTAL REVENUES	\$ 520,092	\$ 488,957	\$ 488,964	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Maintenance/Contingency - Drainage	0	22,000	22,000	Maintenance/Contingency - Drainage
Maintenance/Contingency - Roads	0	45,000	45,000	2031 Road Project - Tenth Year
Storm Drainage/Class V Permit	3,500	0	3,500	Storm Drainage/Class V Permit
Engineering/Inspections	3,429	5,000	5,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 6,929	\$ 72,000	\$ 75,500	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,800	6,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	295	480	480	Projected At 8% Of Supervisor Fees
Management	35,616	36,648	37,362	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	7,568	8,000	8,000	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2024/2025 Audit
Insurance	6,858	7,400	8,200	Fiscal Year 25/26 Expenditure Was \$7,769
Legal Advertisements	3,154	2,600	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	523	650	650	No Change From 2025/2026 Budget
Postage	275	300	300	No Change From 2025/2026 Budget
Office Supplies	306	550	550	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	3,709	3,600	3,600	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,329	\$ 82,553	\$ 85,067	
TOTAL EXPENDITURES	\$ 84,258	\$ 154,553	\$ 160,567	
REVENUES LESS EXPENDITURES	\$ 435,834	\$ 334,404	\$ 328,397	
Bond Payments	(335,370)	(330,865)	(330,865)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 100,464	\$ 3,539	\$ (2,468)	
County Appraiser & Tax Collector Fee	(18,059)	(9,760)	(9,757)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(4,701)	(19,519)	(19,515)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 77,704	\$ (25,740)	\$ (31,740)	
Carryover From Prior Year	0	25,740	31,740	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 77,704	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,170	1,860	1,985	Projected Interest For 2026/2027
NAV Tax Collection	335,570	330,865	330,865	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 356,740	\$ 332,725	\$ 332,850	
EXPENDITURES				
Principal Payments	235,000	255,000	265,000	Principal Payment Due In 2027
Interest Payments	92,014	77,725	67,850	Interest Payments Due In 2027
Total Expenditures	\$ 327,014	\$ 332,725	\$ 332,850	
Excess/ (Shortfall)	\$ 29,726	\$ -	\$ -	

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 1/1/2026 =	\$1,705,000		

Century Parc Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative	\$ 98.31	\$ 98.29	\$ 77.35	\$ 72.34
Maintenance	\$ 79.22	\$ 79.22	\$ 100.14	\$ 105.01
<u>Debt</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 691 Units	\$ 639.46	\$ 639.44	\$ 639.42	\$ 639.28
Administrative	\$ 98.31	\$ 98.29	\$ 77.35	\$ 72.34
Maintenance	\$ 79.22	\$ 79.22	\$ 100.14	\$ 105.01
<u>Debt</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>	<u>\$ 461.93</u>
Total For 74 Townhomes	\$ 639.46	\$ 639.44	\$ 639.42	\$ 639.28

* 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

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY—gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Century Parc Community Development District
Our File: 477.01294**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

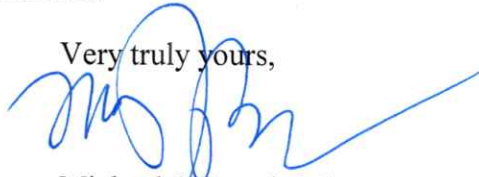
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Century Parc
Community Development District

**Financial Report For
January 2026**

Century Parc Community Development District
Budget vs. Actual
October 2025 through January 2026

	Oct 25 - Jan 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.101 · Maintenance Assessments	58,186.08	76,604.00	-18,417.92	75.96%
369.399 · Carryover From Prior Year	0.00	25,740.00	-25,740.00	0.0%
369.401 · Interest Income	4,231.12	1,200.00	3,031.12	352.59%
363.820 · Debt Assessment-Paid to Trustee	-254,121.68	-330,865.00	76,743.32	76.81%
363.831 · Assessment Discounts	-14,763.77	-19,519.00	4,755.23	75.64%
363.830 · Assessment Fees	-3,557.08	-9,760.00	6,202.92	36.45%
363.810 · Debt Assessments	267,342.55	351,984.00	-84,641.45	75.95%
363.100 · Admin Assessment Income	44,941.76	59,169.00	-14,227.24	75.96%
Total Income	102,258.98	154,553.00	-52,294.02	66.16%
Expense				
511.315 · Legal Fees	1,352.50	8,000.00	-6,647.50	16.91%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.310 · Engineering	0.00	5,000.00	-5,000.00	0.0%
511.122 · Payroll Expense	61.20	480.00	-418.80	12.75%
511.131 · Supervisors Fees	800.00	6,000.00	-5,200.00	13.33%
511.305 · MaintenanceContingency-Drainage	0.00	22,000.00	-22,000.00	0.0%
511.306 · Maintenance/Contingency - Roads	0.00	45,000.00	-45,000.00	0.0%
511.311 · Management Fees	12,216.00	36,648.00	-24,432.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.450 · Insurance	7,769.00	7,400.00	369.00	104.99%
511.480 · Legal Advertisements	530.36	2,600.00	-2,069.64	20.4%
511.512 · Miscellaneous Expense	100.09	650.00	-549.91	15.4%
511.513 · Postage and Delivery	50.81	300.00	-249.19	16.94%
511.514 · Office Supplies	140.35	550.00	-409.65	25.52%
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	666.64	2,000.00	-1,333.36	33.33%
Total Expense	25,261.95	154,553.00	-129,291.05	16.35%
Net Income	76,997.03	0.00	76,997.03	100.0%

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
Administrative Assessments	59,169	0	44,942
Maintenance Assessments	76,604	0	58,186
Debt Assessments	351,984	0	267,343
Other Revenues	0	0	0
Interest Income	1,200	0	4,231
Total Revenues	\$ 488,957	\$ -	\$ 374,702
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	22,000	0	0
Maintenance/Contingency - Roads	45,000	0	0
Engineering/Inspections	5,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 72,000	\$ -	\$ -
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	800
Payroll Taxes (Employer)	480	0	61
Management	36,648	3,054	12,216
Secretarial	4,200	350	1,400
Legal	8,000	0	1,353
Assessment Roll	6,000	0	0
Audit Fees	3,600	0	0
Insurance	7,400	0	7,769
Legal Advertisements	2,600	0	530
Miscellaneous	650	0	100
Postage	300	0	51
Office Supplies	550	2	140
Dues & Subscriptions	175	0	175
Trustee Fees	3,600	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	166	667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,553	\$ 3,572	\$ 25,262
Total Expenditures	\$ 154,553	\$ 3,572	\$ 25,262
REVENUES LESS EXPENDITURES	\$ 334,404	\$ (3,572)	\$ 349,440
Bond Payments	(330,865)	0	(254,122)
Balance	\$ 3,539	\$ (3,572)	\$ 95,318
County Appraiser & Tax Collector Fee	(9,760)	0	(14,764)
Discounts For Early Payments	(19,519)	0	(3,557)
Excess/ (Shortfall)	\$ (25,740)	\$ (3,572)	\$ 76,997
Carryover from Prior Year	25,740	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,572)	\$ 76,997

Bank Balance As Of 1/31/26	\$ 1,141,758.27
Accounts Payable As Of 1/31/26	\$ 258,093.84
Accounts Receivable As Of 1/31/26	\$ -
Reserve Funds - Drainage As Of 1/31/26	\$ 128,400.00
Reserve Funds - Roads As Of 1/31/26	\$ 484,760.00
Available Funds As Of 1/31/26	\$ 270,504.43

CENTURY PARC CDD TAX COLLECTIONS 2025-2026

#	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
									\$487,771.00	\$59,173.00	\$76,607.00	\$ 351,991.00	\$59,173.00	\$76,607.00	\$351,991.00	
									\$458,488.00	\$55,623.00	\$72,000.00	\$ 330,865.00	\$55,623.00	\$72,000.00	\$330,865.00	\$330,865.00
1	1	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 58,364.71		\$ (560.30)	\$ (2,334.87)	\$ 55,469.54	\$ 7,080.22	\$ 9,166.76	\$ 42,117.73	\$ 6,729.00	\$ 8,712.05	\$ 40,028.49	\$ 40,028.49
2	2	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 285,998.23		\$ (2,745.57)	\$ (11,441.32)	\$ 271,811.34	\$ 34,694.45	\$ 44,918.88	\$ 206,384.90	\$ 32,973.44	\$ 42,690.69	\$ 196,147.21	\$ 196,147.21
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 2,910.84		\$ (27.73)	\$ (138.18)	\$ 2,744.93	\$ 353.11	\$ 457.18	\$ 2,100.55	\$ 332.98	\$ 431.12	\$ 1,980.83	\$ 1,980.83
5	5	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 23,196.61		\$ (223.48)	\$ (849.40)	\$ 22,123.73	\$ 2,813.98	\$ 3,643.26	\$ 16,739.37	\$ 2,683.83	\$ 3,474.75	\$ 15,965.15	\$ 15,965.15
6	6								\$ -							\$ -
7	7								\$ -							\$ -
8	8								\$ -							\$ -
9	9								\$ -							\$ -
10	10								\$ -							\$ -
11	11								\$ -							\$ -
12	12								\$ -							\$ -
13	13								\$ -							\$ -
14	14								\$ -							\$ -
15	15								\$ -							\$ -
16	16								\$ -							\$ -
					\$ 370,470.39	\$ -	\$ (3,557.08)	\$ (14,763.77)	\$ 352,149.54	\$ 44,941.76	\$ 58,186.08	\$ 267,342.55	\$ 42,719.25	\$ 55,308.61	\$ 254,121.68	\$ 254,121.68

Assessment Roll: \$487,770.51

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

Assessment Roll	
Admin:	\$59,172.75
Maint:	\$76,607.10
Debt:	\$351,990.66
Total	\$487,770.51

Collections	
	75.95%

\$ 370,470.39	
\$ -	\$ 352,149.54
\$ (44,941.76)	\$ (42,719.25)
\$ (58,186.08)	\$ (55,308.61)
\$ -	\$ -
\$ (267,342.55)	\$ (254,121.68)
\$ -	\$ -