

June 26, 2025

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

**Re: Year 2025 Century Parc CDD Report**

Dear Ms. Perez:

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

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

**1. Infrastructure Ownership**

**1.1. Roads.**

All the roads within the District were granted to the CDD via Special Warranty Deed recorded at ORB 23932, PG 1994. Refer to Exhibit 2 for a graphical representation of the land granted (the “CDD Roads”).

**1.2. Stormwater Management System.**

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

**1.3. Water and Sewer Systems.**

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

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

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

### 2.1. Roads

In general, CDD roads were found in acceptable working order and condition, with some damage associated with deficient grading conditions that prevent water from entering the inlets causing damage to the pavement.

### 2.2. Stormwater Management System

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

## 3. Estimated Maintenance Costs for District-Owned Infrastructure

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

### 3.1. General

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to <https://centuryparccdd.org/financials/> for the FY 2025-2026 Proposed Budget).

Alvarez Engineers recommends considering the following suggestions for maintenance budgets:

### 3.2. Roads

The FY 2025-2026 budget takes into consideration the recommendation of creating a sinking fund to finance the future capital expense of milling and resurfacing the pavement and pavement markings of the District roads at the end of their service life, which is estimated to be in 9 years for the pavement and 7 for the pavement markings.

The table below provides an estimate of the future replacement costs and the estimated minimum annual contributions over the remaining service life to fund the future expenses, taking into consideration that as of this year, the District has accumulated about \$446,900 in reserves for such purpose, as reported by the District Manager in the financial statements of the District.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS										
Analysis and Annuity Recommendation										
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)	
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC) - \$446.9K in Reserve	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n-1)$	
PAVEMENTS										
2004	2034	2025	9	54,820	\$10.00	\$101,300	\$126,510	0.25%	\$13,917	
PAVEMENT MARKINGS AND SIGNING										
2022	2032	2025	7	54,820	\$2.50	\$137,050	\$162,909	0.25%	\$23,099	

### 3.3. Stormwater Management System

The FY 2025-2026 budget takes into consideration the suggested creation of a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 144 drainage structures and 7,343 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
144	7343	29					\$230.00	\$6.75	\$16,600
			29				\$236.00	\$6.92	\$17,100
				29			\$242.00	\$7.09	\$17,500
					29		\$248.00	\$7.27	\$17,900
						28	\$254.00	\$7.45	\$18,100

<sup>(1)</sup> Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

<sup>(2)</sup> Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced <sup>(1)</sup>	No. of Baffles Replaced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
36	8					\$600	\$4,800
		7				\$615	\$4,400
			7			\$630	\$4,500
				7		\$646	\$4,600
					7	\$662	\$4,700

<sup>(1)</sup> The estimate assumes that 25% of the 144 baffles in the District will need replacement in the next five years.

### 3.4. Water and Sewer Systems

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

## 4. Insurance

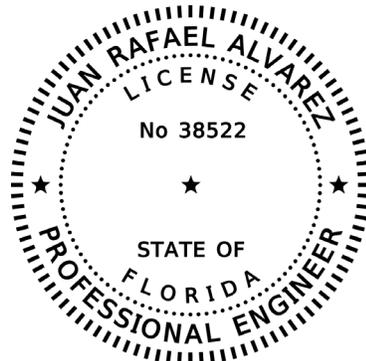
The Engineer has reviewed the District’s general liability, hired non-owned auto, employment practices liability and public official’s liability coverage provided by Florida Insurance Alliance under Agreement No. 100124027 for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the \$6,858 insurance premium.

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

If you have any questions, please do not hesitate to contact us at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**

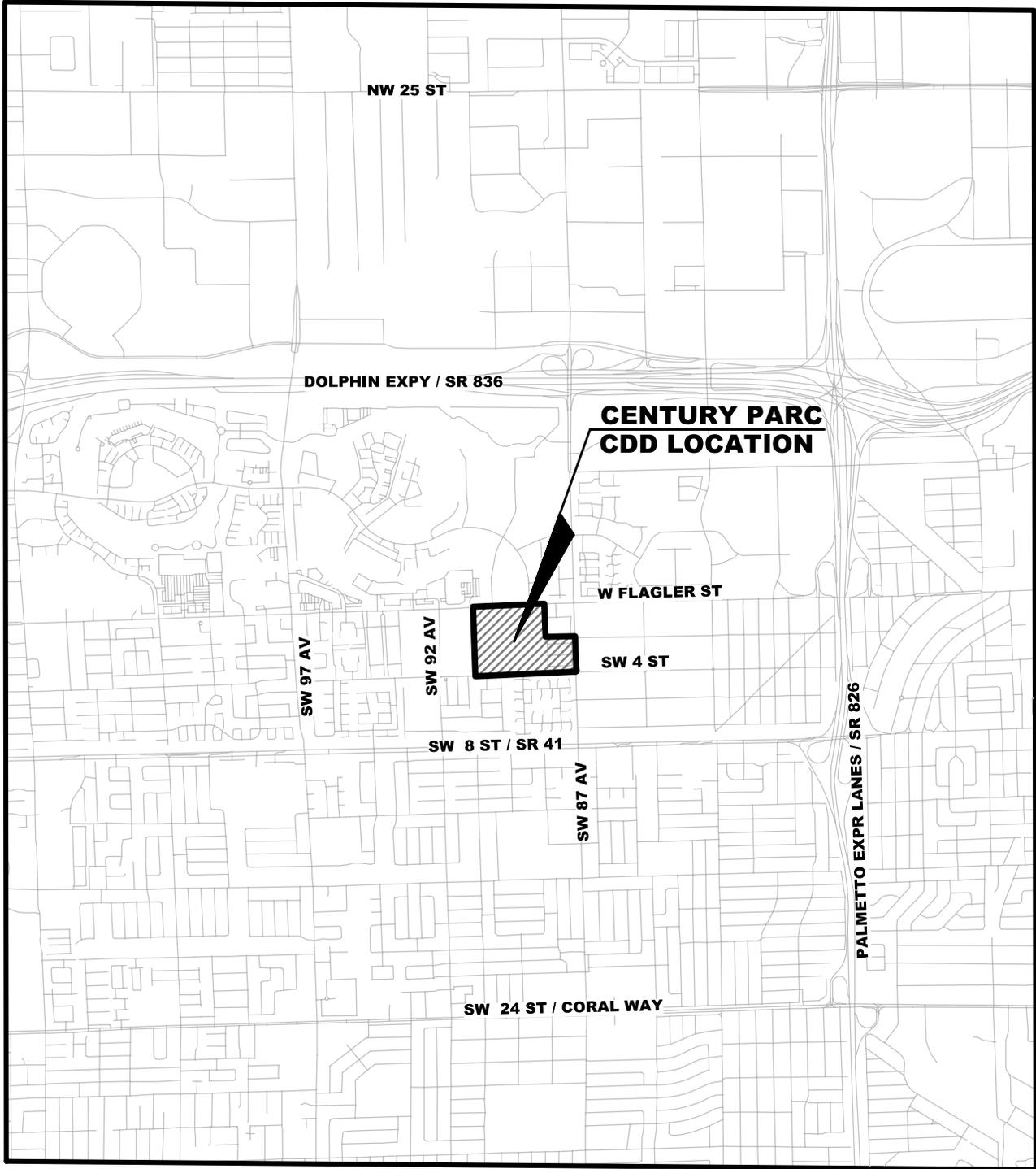
Juan R. Alvarez, PE  
District Engineer  
Date: June 26, 2025



This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 26, 2025

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel [mjp@bclmr.com](mailto:mjp@bclmr.com)



**ALVAREZ ENGINEERS, INC.**  
**CENTURY PARC CDD**  
**LOCATION MAP**

