



**CENTURY PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 13, 2026
11:00 A.M.**

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

www.centuryparccd.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 & PUBLIC HEARING
May 13, 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. March 4, 2026 Regular Board Meeting.....Page 3
- G.** Old Business
- H.** New Business
 - 1. 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 and Consider Approval of Proposal for Phase I.....Page 6
 - 2. Consider Approval of Resolution No. 2026-02 – Adopting a FY 2026/2027 Regular Meeting Schedule.....Page 11
 - 3. Consider Approval of the Change of Meeting Venue for the Remaining Scheduled FY 2025/2026 Regular Meeting Dates.....Page 13
- I.** Public Hearing
 - 1. Proof of Publication.....Page 14
 - 2. Receive Public Comments on FY 2026/2027 Final Budget
 - 3. Consider Approval of Resolution No. 2026-03 – Adopting a FY 2026/2027 Final Budget.....Page 15
- J.** Administrative Matters
 - 1. Financial Update.....Page 22
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 26
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K.** District Counsel Report
- L.** Board Member Comments
- M.** 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.

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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**

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**CENTURY PARC COMMUNITY
DEVELOPMENT DISTRICT**

**www.centuryparccdd.org
IPL0282501
Oct 22 2025**

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 4, 2026**

A. CALL TO ORDER

The March 4, 2026, Regular Board Meeting of the Century Parc Community Development District (the “District”) was called to order at 11:04 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 Llort 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. November 5, 2025, Regular Board Meeting

The minutes of the November 5, 2025, 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 Llort, seconded by Supervisor Tulio Villalobos and unanimously passed approving the minutes of the November 5, 2025, 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. 2026-01 – Adopting a Proposed Budget for Fiscal Year 2026/2027

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

The Debt Service Assessment is the same as last year. The Administrative Budget is the same as last year. Insurance & Legal Advertising have increased. Any unused Maintenance/Contingency funds are being designated as reserve funds and will be used for future projects. So far there is \$484,760 designated for roads and \$128,400 designated for Storm Drainage.

Estimated available funds anticipated for 9-30-2026 will be approximately \$200,000, should no unforeseen expenses occur. The prior year carryover of \$30,940 has been applied to this budget (\$25,740 was issued last year). Available funds are in addition to the reserve balance. Because the overall assessment presented for FY 2026/2027 is currently lower than the FY 2025/2026 assessment, letters to the residents will not be needed.

A **MOTION** was made by Supervisor Plasencia, seconded by Supervisor Llort and unanimously passed adopting Resolution No. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and Setting the Public Hearing for finalization for May 13, 2026, at 11:00 a.m. in the Renaissance Planning Office Conference Room located at 5757 Blue Lagoon Drive, Suite 330, Miami, Florida 33126; and further authorizing advertisement as required.

2. Consider Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran Rate Adjustment Request letter raising the current rates as follows:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour
Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Llort, seconded by Supervisor Avendano and unanimously passed approving the Billing Cochran rate adjustment request, as presented.

I. 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 January 31, 2026, were \$270,504.43.

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

J. DISTRICT COUNSEL REPORT

Ms. Fernandez-Perez had nothing further to report.

K. BOARD MEMBER COMMENTS

Mrs. Perez noted that the District Engineer had recently forwarded the District plans and specifications for the pipe cleaning of the District Storm Drainage System, which was split into various phases over the next five years and the District would be working on gathering proposals for the same.

Supervisor Plasencia requested to have the stormwater catch basin located at 8763 SW 2nd Terrace reinspected as she was concerned with the ponding that occurs after it rains. She was asked to forward a recent event picture and to confirm the timeframe for the water to dissipate.

Supervisor Llort advised the Board that the next scheduled meeting and public hearing could be held at the current meeting location but the following meeting would need to be held at a new meeting location as the current office was moving and would no longer be able to hold the District meetings.

L. ADJOURNMENT

The Regular Board Meeting was adjourned at 11:38 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



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

May 1, 2026

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.
- CCTV Storm Pipe.
- Re-Install baffles found in acceptable condition as described by engineer.
- Following specifications as described by engineer.

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:

Pricing on Attached Spreadsheet

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

*Includes initial permit fee. Additional fees 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 Vinces

ACCEPTANCE OF PROPOSAL

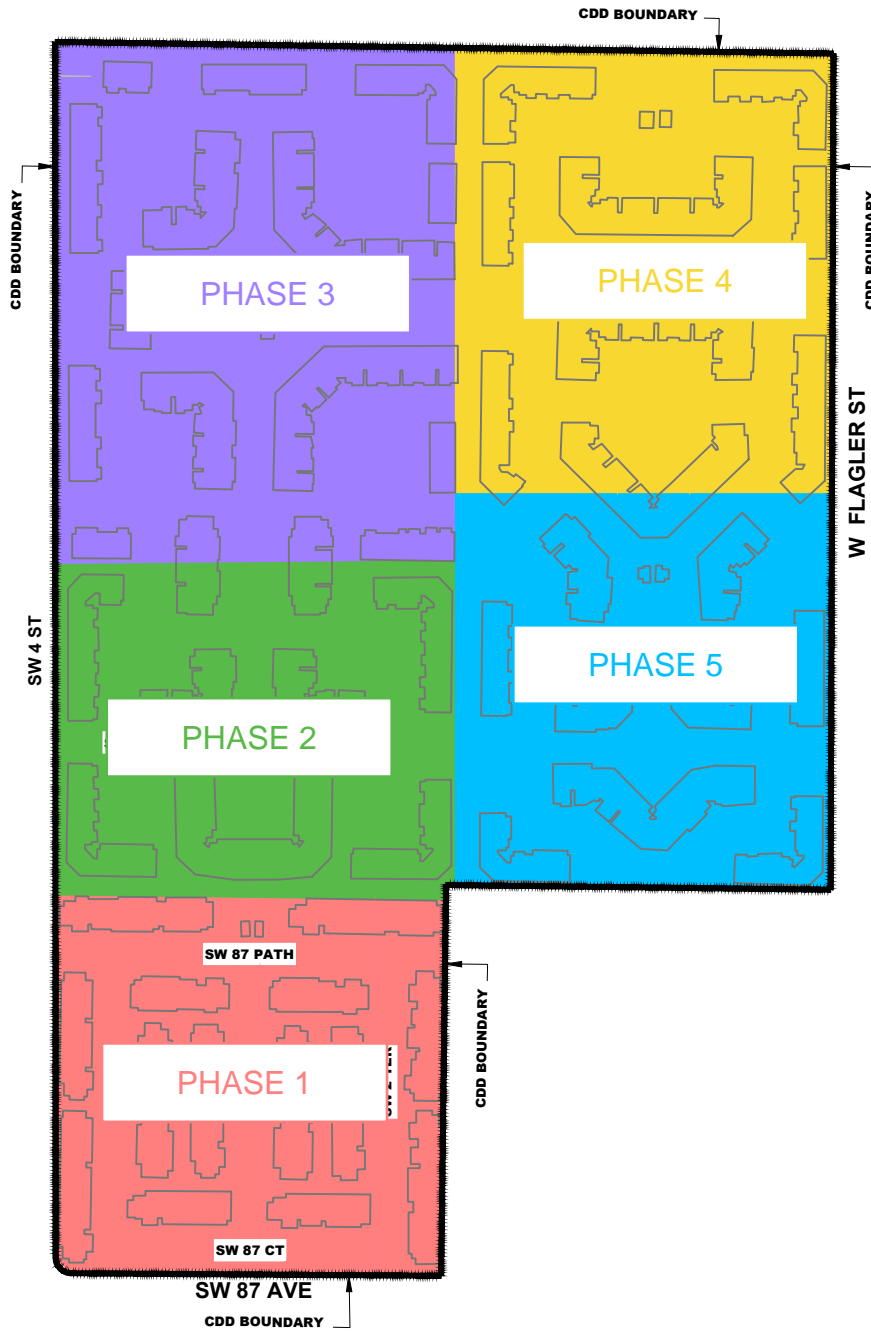
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

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

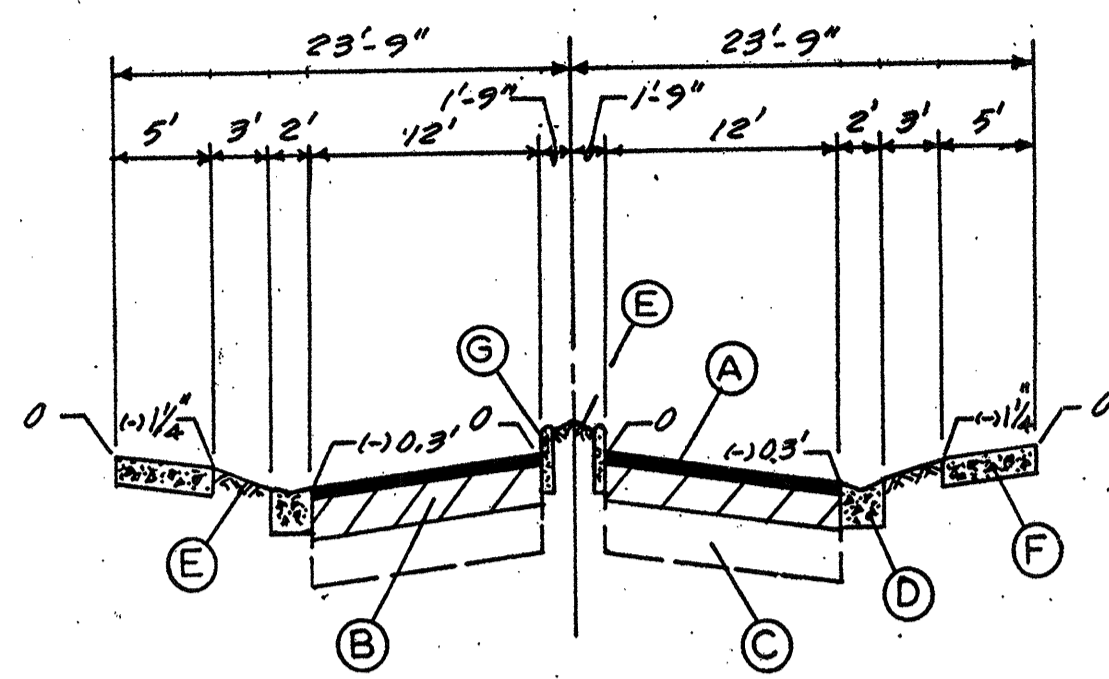
CENTURY PARC CDD- MAINTENANCE OF THE DRAINAGE SYSTEM															
Structure		Quantities					Unit Price				Cost (\$)				
From	To	French Drain [FD] (ft)	Solid Pipe [SP] (ft)	Structure (ea)	Baffle Detach Re-Attach (ea)*	Baffle Replace (ea)*	FD & SP Clean & Video (\$/ft)	Structure Clean (\$/ea)	Baffle Detach Re-attach (\$/ea)	Baffle Replace (\$/ea)	FD & SP Clean & Video	Structure Clean	Baffle Detach Re-attach	Baffle Replace	Total
1	CAPS	60		1	2		8	110	250	575	480	110	500	0	1090
2	CAPS	60		1	2		8	110	250	575	480	110	500	0	1090
3	3A		30	1				110	250	575	0	110	0	0	110
3A	MH	112		2	1		8	110	250	575	896	220	250	0	1366
4	4A		30	1				110	250	575	0	110	0	0	110
4A	MH	112		1	1		8	110	250	575	896	110	250	0	1256
5	MH	85		2	1		8	110	250	575	680	220	250	0	1150
5A	MH	85		1	1		8	110	250	575	680	110	250	0	1040
8	MH	83		2	1		8	110	250	575	664	220	250	0	1134
8A	MH	83		1	1		8	110	250	575	664	110	250	0	1024
6	CAPS	70		1	2		8	110	250	575	560	110	500	0	1170
7	CAPS	70		1	2		8	110	250	575	560	110	500	0	1170
Total		820	60	15	14	4		1,320.00			6,560	1,650	3,500	-	11,710

* Baffle Replacement to be 25 % of the baffle detach-reattach

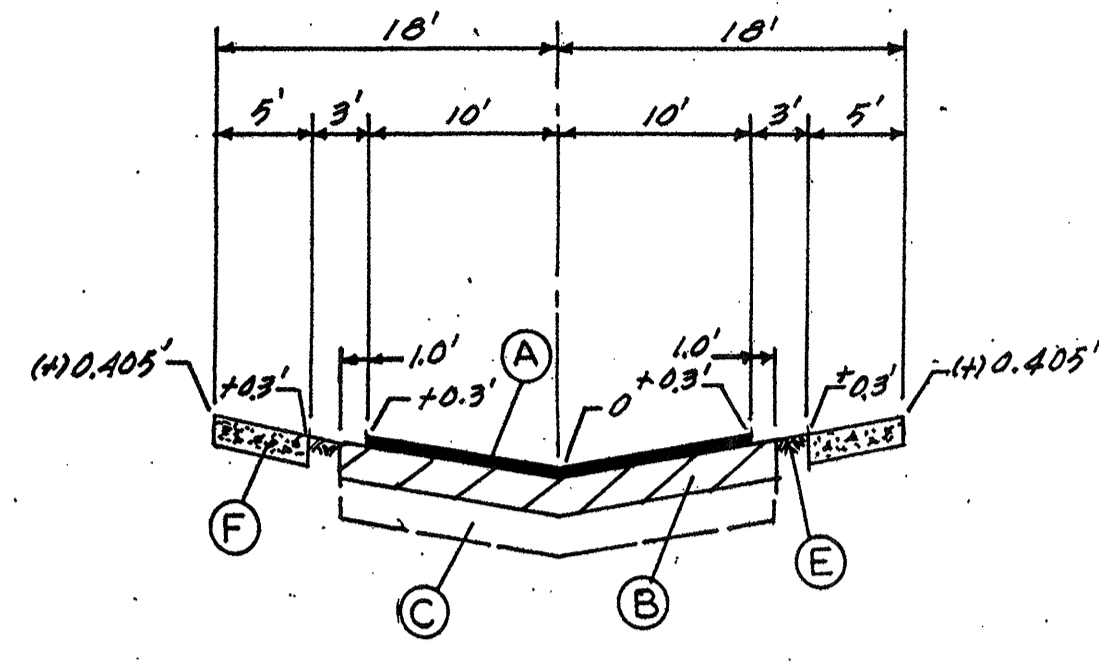


ALVAREZ ENGINEERS, INC.
 CENTURY PARC CDD
DRAINAGE SYSTEM MAINTENANCE

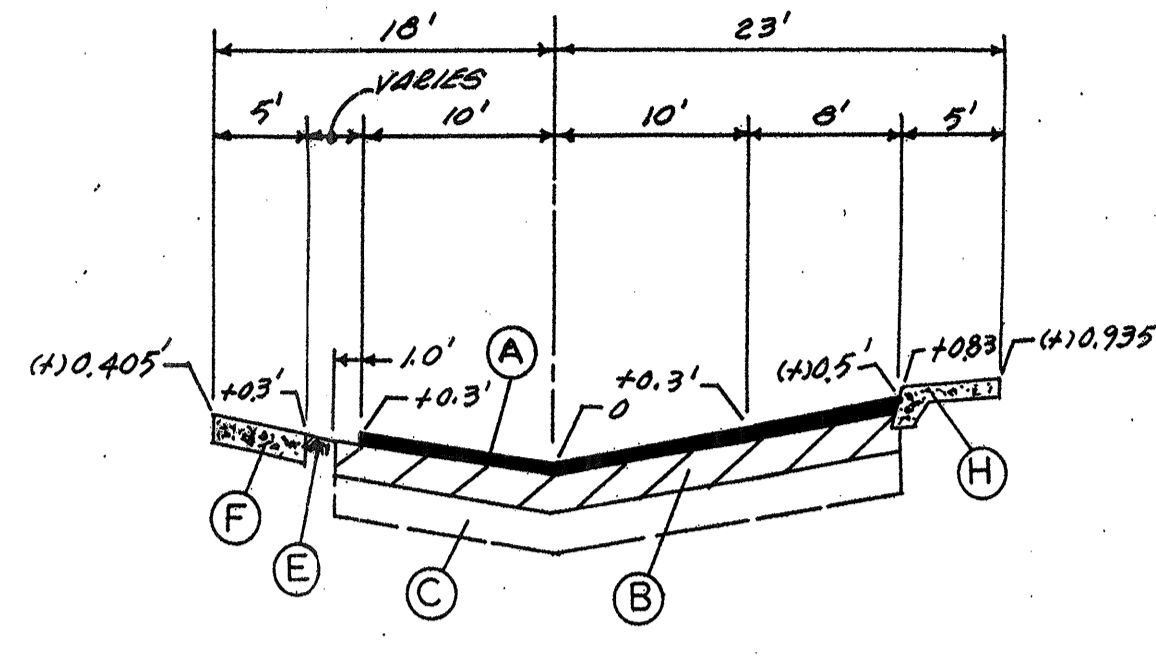
EXHIBIT 2



SECTION A-A N.T.S.

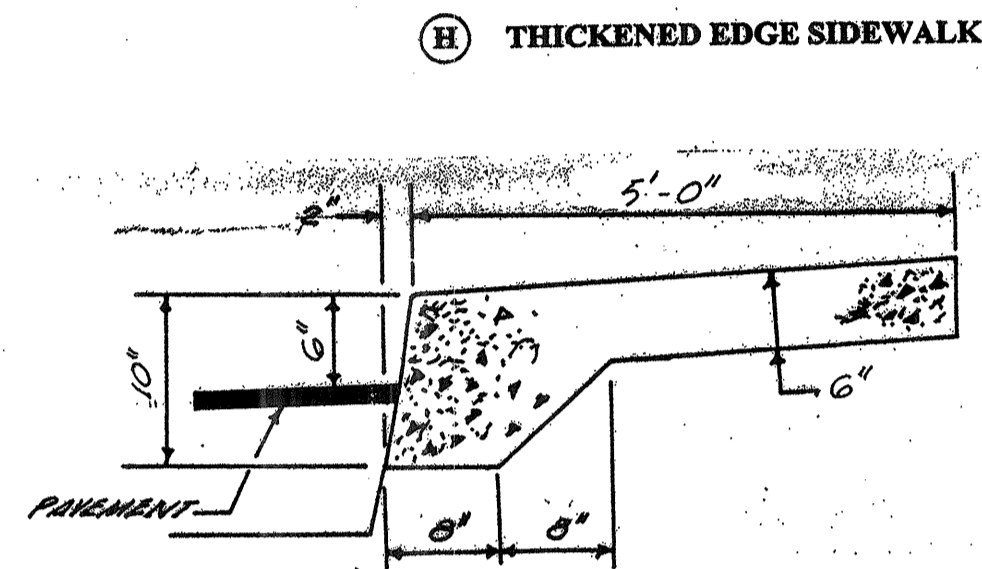


SECTION B-B N.T.S.

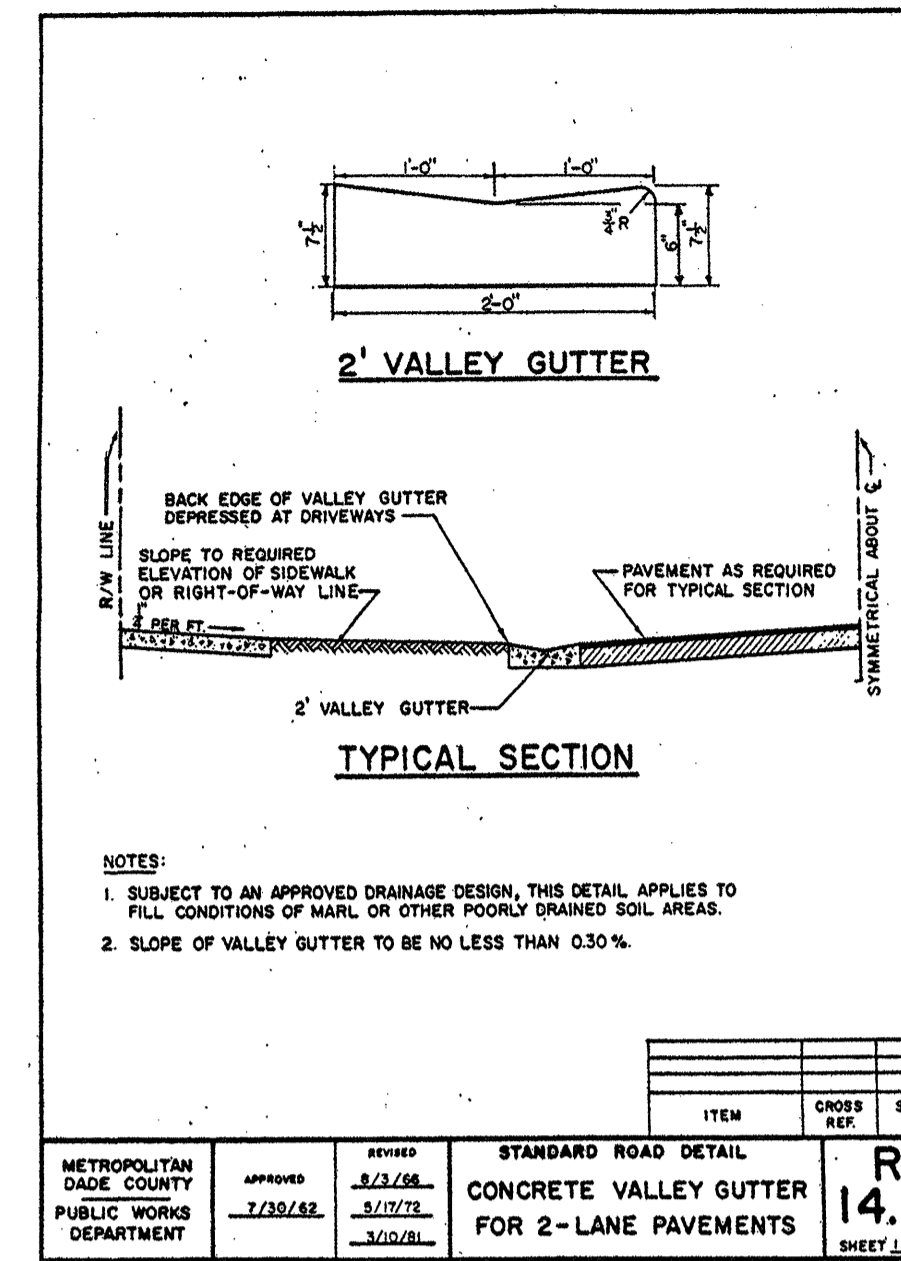


SECTION C-C N.T.S.

- (A) ASPHALTIC CONCRETE SURFACE COURSE, 1.5 IN. THICK (IN TWO LIFTS)
- (B) LIMEROCK BASECOURSE, PRIMED, 8 IN. THICK
- (C) STABILIZED SUBGRADE (12" MINIMUM)
- (D) CONCRETE VALLEY GUTTER
- (E) SOLID SOD
- (F) CONCRETE SIDEWALK
- (G) TYPE "D" MEDIAN CURB



THICKENED EDGE SIDEWALK DETAIL N.T.S.



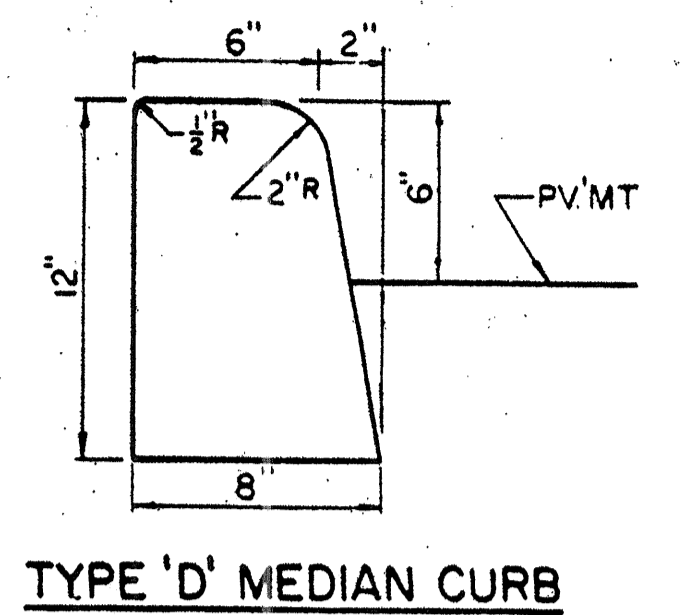
2' VALLEY GUTTER TYPICAL SECTION

NOTES:

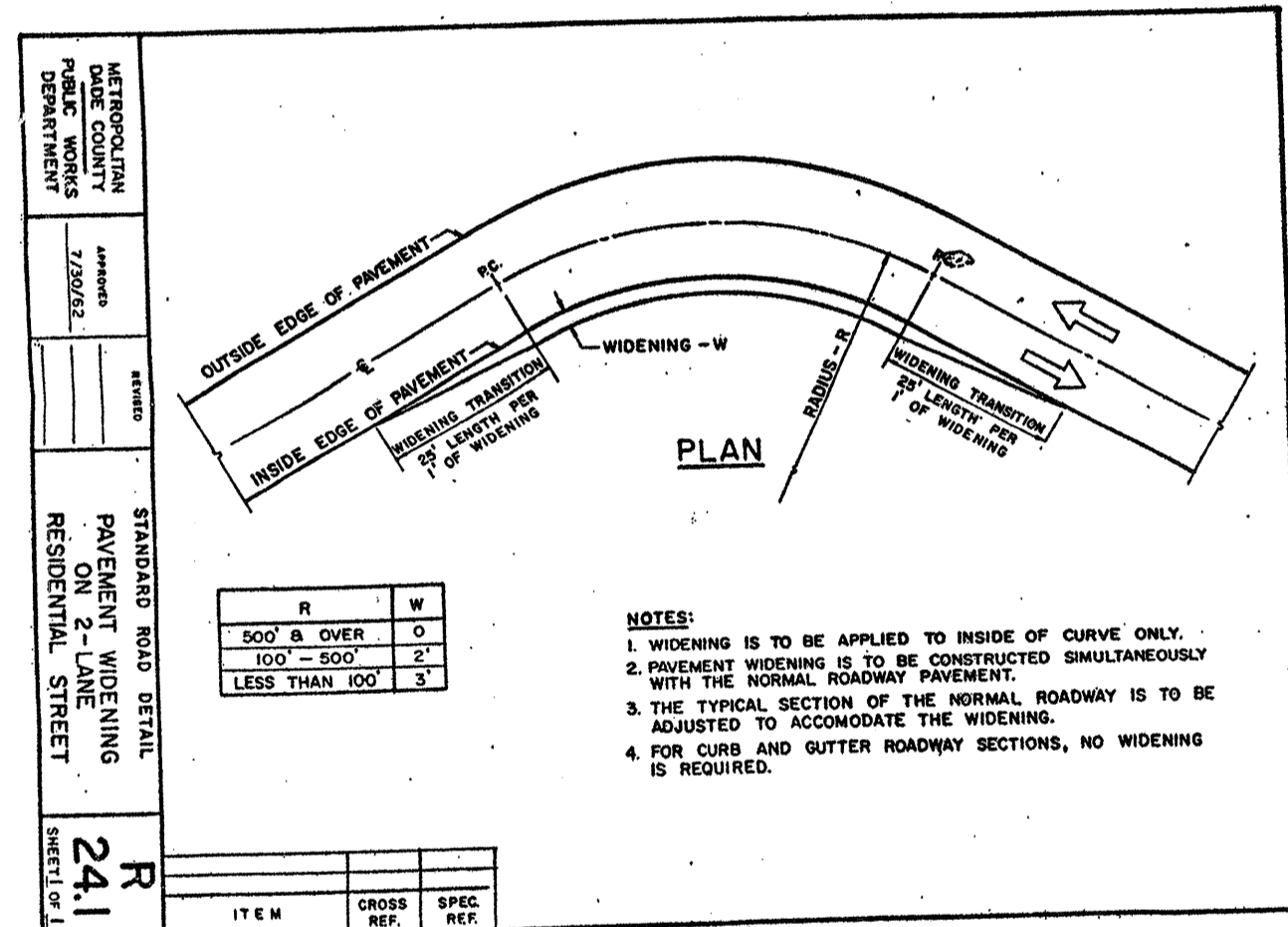
- SUBJECT TO AN APPROVED DRAINAGE DESIGN, THIS DETAIL APPLIES TO FULL CONDITIONS OF MARL OR OTHER POORLY DRAINER SOIL AREAS.
- SLOPE OF VALLEY GUTTER TO BE NO LESS THAN 0.30%.

ITEM	CROSS REF.	SPEC. REF.
CONCRETE VALLEY GUTTER FOR 2-LANE PAVEMENTS	R	14.6

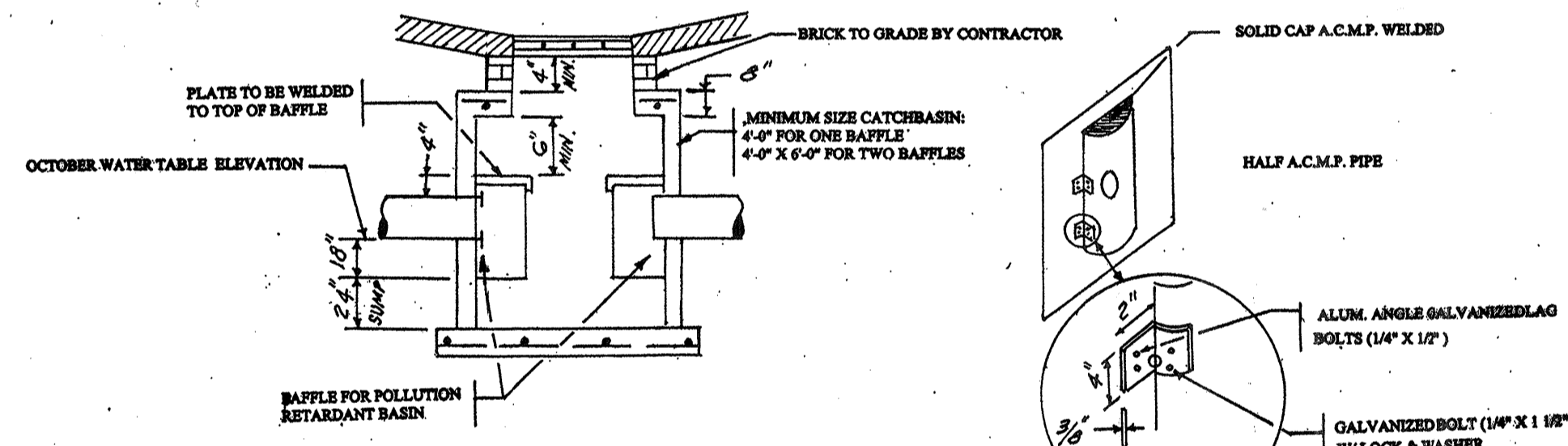
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT



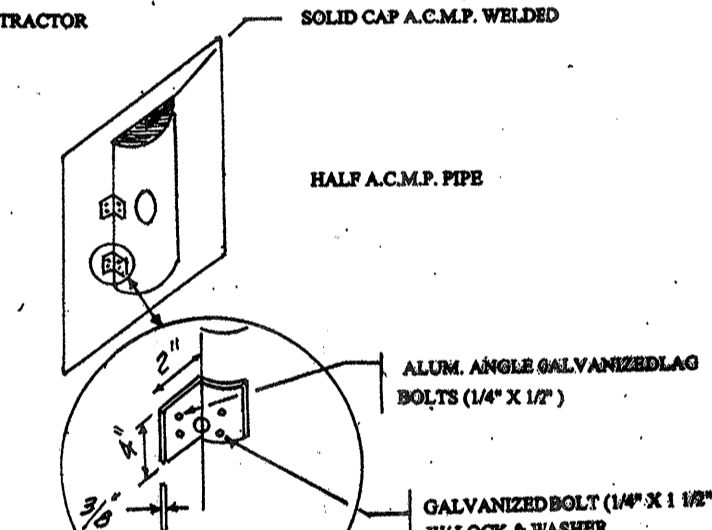
TYPE "D" MEDIAN CURB



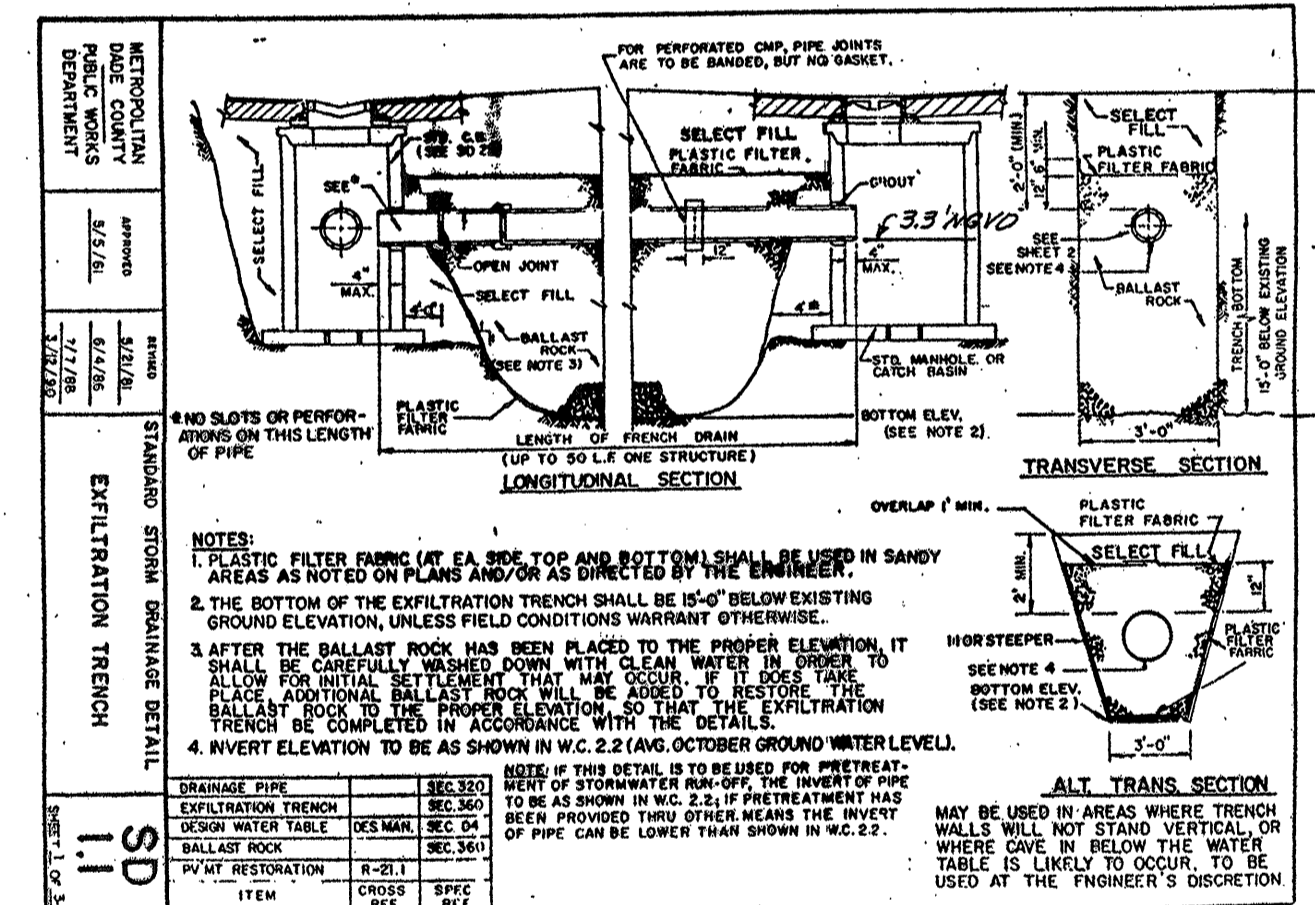
- NOTES:
- WIDENING IS TO BE APPLIED TO INSIDE OF CURVE ONLY.
 - PAVEMENT WIDENING IS TO BE CONSTRUCTED SIMULTANEOUSLY WITH THE NORMAL ROADWAY PAVEMENT.
 - THE TYPICAL SECTION OF THE NORMAL ROADWAY IS TO BE ADJUSTED TO ACCOMMODATE THE WIDENING.
 - FOR CURB AND GUTTER ROADWAY SECTIONS, NO WIDENING IS REQUIRED.



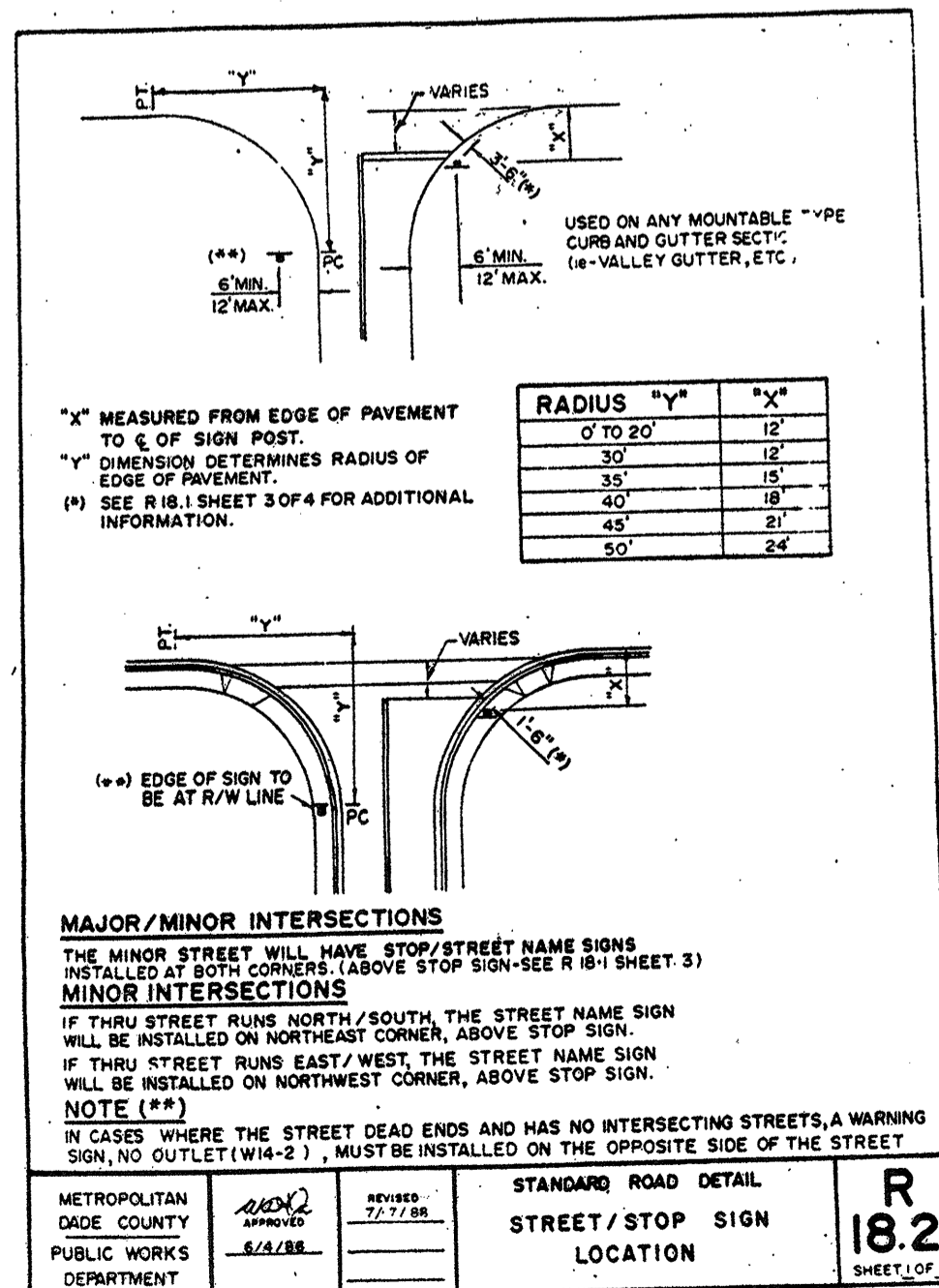
POLLUTION RETARDANT BASIN N.T.S.



BAFFLE DETAIL N.T.S.



DRAINAGE STRUCTURE PRECEDING FRENCH DRAIN DETAIL N.T.S.



RADIUS	"Y"	"X"
0' TO 20'	12"	12"
30'	12"	12"
35'	15"	15"
40'	18"	18"
45'	21"	21"
50'	24"	24"

DRAINAGE STRUCTURE SCHEDULE¹

STRUCT. NO.	GRATE EL.				PIPE INV. EL.				BOTTOM EL.
	N	S	E	W	N	S	E	W	
1	6.2	3.3	3.3	—	—	—	—	—	(-1.0)
2	6.2	3.3	3.3	—	—	—	—	—	(-1.0)
3*	6.0	—	(-1.0)	—	—	—	—	—	(-1.0)
3A	6.0	(-1.0)	—	3.3	—	—	—	—	(-1.0)
MH**	6.5	—	—	3.3	3.3	—	—	—	(-1.0)
4*	6.0	—	(-1.0)	—	—	—	—	—	(-1.0)
4A	6.0	(-1.0)	—	3.3	—	—	—	—	(-1.0)
5	6.0	—	—	—	—	—	—	—	(-1.0)
MH**	6.4	—	—	3.3	3.3	—	—	—	(-1.0)
5A	6.0	—	—	3.3	—	—	—	—	(-1.0)
6	6.2	3.3	3.3	—	—	—	—	—	(-1.0)
7	6.4	3.3	3.3	—	—	—	—	—	(-1.0)
8	6.3	—	—	3.3	—	—	—	—	(-1.0)
MH**	6.53	—	—	3.3	3.3	—	—	—	(-1.0)
8A	6.1	—	—	3.3	—	—	—	—	(-1.0)
9	6.1	—	—	3.3	—	—	—	—	(-1.0)
10	5.8	—	—	3.3	—	—	—	—	(-1.0)

* No Baffles Required (Not Connected Directly to Trench)

** No Baffles Required (Covered Manhole)

¹ ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM.

CENTURY VILLAS
PAVING AND DRAINAGE DETAILS

DATE: January 2000 DRAWN BY: p.r.z. REVISED BY: p.e.r.

SCALE: As Shown PROJECT NO. PD 000101

PEDRO E. RODRIGUEZ, P.E., P.A.
CONSULTING ENGINEER
8390 WEST FLAGLER STREET, SUITE 215
MIAMI, FLORIDA 33144 - PHONE 552-7425

SHEET 2 OF 2

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Parc Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2026.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174 at 11:00 a.m. on the following dates:

**November 4, 2026
February 3, 2027
March 3, 2027
May 5, 2027
August 4, 2027**

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.

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CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT

www.centuryparccdd.org

PUBLISH: MIAMI HERALD XX/XX/26

**CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 AMENDED 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 Century Park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174 at 11:00 a.m. on the following dates:

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

PUBLISH: MIAMI HERALD 00/00/26

Publication Date
2026-04-30

Subcategory
Miscellaneous Notices

NOTICE

Notice of Public Hearing and Regular Board Meeting of the
Century Parc Community
Development District

The Board of Supervisors of the Century Parc Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 13, 2026, at 11:00 a.m., or as soon thereafter as can be heard, in a Conference Room at the Renaissance Planning Office located at 5757 Waterford District Drive, Suite 330, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparccdd.org) during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Century Parc Community
Development District

www.centuryparccdd.org

PUBLISH: MIAMI HERALD 04/23/26 & 04/30/26

IPL0332681

Apr 23,30 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Century Parc Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY PARC COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2026.

ATTEST:

**CENTURY PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Parc
Community Development District

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

CONTENTS

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

FINAL 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 FINAL 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	No Change 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 FINAL 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

Century Parc
Community Development District

**Financial Report For
April 2026**

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

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.101 · Maintenance Assessments	72,307.19	76,604.00	-4,296.81	94.39%
369.399 · Carryover From Prior Year	0.00	25,740.00	-25,740.00	0.0%
369.401 · Interest Income	2,148.71	1,200.00	948.71	179.06%
363.820 · Debt Assessment-Paid to Trustee	-316,192.81	-330,865.00	14,672.19	95.57%
363.831 · Assessment Discounts	-17,788.74	-19,519.00	1,730.26	91.14%
363.830 · Assessment Fees	-4,425.91	-9,760.00	5,334.09	45.35%
363.810 · Debt Assessments	332,223.57	351,984.00	-19,760.43	94.39%
363.100 · Admin Assessment Income	56,294.11	59,169.00	-2,874.89	95.14%
Total Income	<u>124,566.12</u>	<u>154,553.00</u>	<u>-29,986.88</u>	<u>80.6%</u>
Expense				
511.315 · Legal Fees	2,675.00	8,000.00	-5,325.00	33.44%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.310 · Engineering	220.00	5,000.00	-4,780.00	4.4%
511.122 · Payroll Expense	122.40	480.00	-357.60	25.5%
511.131 · Supervisors Fees	1,600.00	6,000.00	-4,400.00	26.67%
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	21,378.00	36,648.00	-15,270.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
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	250.86	650.00	-399.14	38.59%
511.513 · Postage and Delivery	90.45	300.00	-209.55	30.15%
511.514 · Office Supplies	221.95	550.00	-328.05	40.36%
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%
Total Expense	<u>38,649.64</u>	<u>154,553.00</u>	<u>-115,903.36</u>	<u>25.01%</u>
Net Income	<u>85,916.48</u>	<u>0.00</u>	<u>85,916.48</u>	<u>100.0%</u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
Administrative Assessments	59,169	0	56,294
Maintenance Assessments	76,604	0	72,307
Debt Assessments	351,984	0	332,224
Other Revenues	0	0	0
Interest Income	1,200	0	2,149
Total Revenues	\$ 488,957	\$ -	\$ 462,974
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Maintenance/Contingency - Drainage	22,000	0	0
Maintenance/Contingency - Roads	45,000	0	0
Engineering/Inspections	5,000	0	220
TOTAL MAINTENANCE EXPENDITURES	\$ 72,000	\$ -	\$ 220
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	0	1,600
Payroll Taxes (Employer)	480	0	122
Management	36,648	3,054	21,378
Secretarial	4,200	350	2,450
Legal	8,000	0	2,675
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	86	251
Postage	300	12	90
Office Supplies	550	-11	222
Dues & Subscriptions	175	0	175
Trustee Fees	3,600	0	0
Continuing Disclosure Fee	350	0	0
Website Management	2,000	167	1,168
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,553	\$ 3,658	\$ 38,430
Total Expenditures	\$ 154,553	\$ 3,658	\$ 38,650
REVENUES LESS EXPENDITURES	\$ 334,404	\$ (3,658)	\$ 424,324
Bond Payments	(330,865)	0	(316,193)
Balance	\$ 3,539	\$ (3,658)	\$ 108,131
County Appraiser & Tax Collector Fee	(9,760)	0	(4,426)
Discounts For Early Payments	(19,519)	0	(17,789)
Excess/ (Shortfall)	\$ (25,740)	\$ (3,658)	\$ 85,916
Carryover from Prior Year	25,740	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,658)	\$ 85,916

Bank Balance As Of 4/30/26	\$ 910,861.87
Accounts Payable As Of 4/30/26	\$ 18,277.99
Accounts Receivable As Of 4/30/26	\$ -
Reserve Funds - Drainage As Of 4/30/26	\$ 128,400.00
Reserve Funds - Roads As Of 4/30/26	\$ 484,760.00
Available Funds As Of 4/30/26	\$ 279,423.88

**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	\$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
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 57,547.80		\$ (552.45)	\$ (2,302.20)	\$ 54,693.15	\$ 6,981.12	\$ 9,038.46	\$ 41,528.22	\$ 6,634.82	\$ 8,590.11	\$ 39,468.22	\$ 39,468.22
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	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 12,148.98		\$ (119.06)	\$ (243.01)	\$ 11,786.91	\$ 1,473.79	\$ 1,908.12	\$ 8,767.07	\$ 1,429.87	\$ 1,851.25	\$ 8,505.79	\$ 8,505.79
7	Int. - 1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 445.50			\$ 445.50	\$ 445.50			\$ 445.50			\$ -
8	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 6,394.20		\$ (63.24)	\$ (70.31)	\$ 6,260.65	\$ 775.68	\$ 1,004.27	\$ 4,614.25	\$ 759.48	\$ 983.30	\$ 4,517.87	\$ 4,517.87
9	9	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 13,818.00		\$ (134.08)	\$ (409.45)	\$ 13,274.47	\$ 1,676.26	\$ 2,170.26	\$ 9,971.48	\$ 1,610.33	\$ 2,084.89	\$ 9,579.25	\$ 9,579.25
10	10								\$ -	\$ -						\$ -
11	11								\$ -							\$ -
12	12								\$ -							\$ -
13	13								\$ -							\$ -
14	14								\$ -							\$ -
15	15								\$ -							\$ -
16	16								\$ -							\$ -
					\$ 460,379.37	\$ 445.50	\$ (4,425.91)	\$ (17,788.74)	\$ 438,610.22	\$ 56,294.11	\$ 72,307.19	\$ 332,223.57	\$ 53,599.25	\$ 68,818.16	\$ 316,192.81	\$ 316,192.81

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.

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

Collections
94.38%

\$ 460,379.37	
\$ 445.50	\$ 438,610.22
\$ (56,294.11)	\$ (53,599.25)
\$ (72,307.19)	\$ (68,818.16)
\$ -	\$ -
<u>\$ (332,223.57)</u>	<u>\$ (316,192.81)</u>
\$ -	\$ -

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Century Parc Community Development District**, as described in the attached **MAP**, has **1343** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.