



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 14, 2024
10:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksouthcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
Conference Room at Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100
Coral Gables, Florida 33134
REGULAR BOARD MEETING & PUBLIC HEARING
May 14, 2024
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept Resignation of Supervisor Rojas and Declare Vacancy to Seat No. 5.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. March 12, 2024 Regular Board Meeting.....Page 3
- H. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 7
- I. Old Business
- J. New Business
 - 1. Resolution No. 2024-03 - Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 14
 - 2. Resolution No. 2024-04 – Completion of 2020 Project.....Page 16
- K. Administrative & Operational Matters
 - 1. Financial Update.....Page 19
 - 2. SDS Ethics Training Memo.....Page 23
 - 3. Reminder of Statement of Financial Interests Disclosure 2023 Form 1, Filing Deadline: July 1, 2024
 - 4. Qualified Elector (Registered Voter) Certification Announcement.....Page 24
- L. Board Member & Staff Closing Comments
- M. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

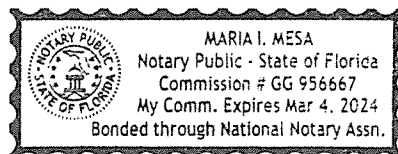
10/30/2023

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

Sworn to and subscribed before me this
30 day of OCTOBER, A.D. 2023

(SEAL)

ROSANA SALGADO personally known to me



CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold Regular Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 10:30 a.m. on the following dates:

November 14, 2023

January 9, 2024

March 12, 2024

May 14, 2024

September 10, 2024

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. 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, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 with no advertised cancellation notice.

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

10/30

23-29/0000691235M



April 25, 2024

Board of Supervisors

Century Park South Community Development District

c/o Special District Services, Inc.

8785 SW 165th Avenue

Suite 200

Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Eleine Rojas am resigning my position as Board Member and Officer holding Seat #5 of the **Century Park South Community Development District** Board of Supervisors effective as of April 25, 2024.

Sincerely,

Eleine Rojas

Name: Eleine Rojas

Address: 757 NW 136 Ave

Miami, FL 33182

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 12, 2024**

A. CALL TO ORDER

Mrs. Perez called the March 12, 2024, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 10:36 a.m. in the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit 100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 30, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairperson Diana Manso, Vice Chairperson Sandra Albo and Supervisor Pedro Hernandez and it was in order to proceed with the meeting.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Gregory George 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 14, 2024, Regular Board Meeting

The November 14, 2023, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously approving the minutes of the November 14, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. District Counsel’s Update on West Parcel Conveyances

Mr. George noted that actions were to be taken on this matter under New Business, Line-item H.3 Consider Ratification of Termination of Blanket Easement for the West Parcel.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting Fiscal Year 2024/2025 Proposed Budget

Mrs. Perez presented Resolution No. 2024-01, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez advised that in addition to the previously budgeted maintenance items, line items had been included for the West Parcel units' roadways, sidewalks, and stormwater management. The maximum debt assessment rates have been applied: Townhomes \$1,125.41 & Condos \$869.06. The Administrative Budget is higher than last year. The Legal Advertising costs will increase due to the closing of the *Miami Daily Business Review*.

Estimated available funds as for 9-30-24 are anticipated to be approximately \$100,000, should no unforeseen expenses occur. A carryover balance of \$2,300 has been applied (last year's amount was \$0). The assessment for the East Parcel is less than last year. The assessment for the West Parcel is higher than last year. Because the overall assessment for FY 2024/2025 is lower than the FY 2023/2024 assessment, letters to residents would not be needed.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and unanimously passed adopting Resolution No. 2024-01, as presented, approving a Proposed Budget for FY 2024-2025 and Setting the Public Hearing for finalization for May 14, 2024, at 10:30 a.m. in a Meeting Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134; and further authorizing required advertisements.

2. Consider Ratification of Quit Claim Deed for West Parcel

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously ratifying the Quit Claim Deed for the West Parcel, as presented.

3. Consider Ratification of Termination of Blanket Easement for the West Parcel

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Hernandez and passed unanimously ratifying the termination of the blanket easement for the West Parcel, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board.

2. District Counsel Memorandum Regarding Required Ethics Training and Financial Disclosure

Mr. George provided an overview of the presented memorandum, going over the required ethics training and providing an update on the financial disclosure changes and requirements.

J. BOARD MEMBER/STAFF COMMENTS

There were no further comments from Board Members or staff.

K. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned on a MOTION made by Supervisor Manso, seconded by Supervisor Hernandez at 10:54 a.m. and passed unanimously.
--

Secretary

Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
127480	545303	Print Legal Ad-IPL01701610 - IPL0170161		\$1,482.88	1	87 L

Attention: Laura Archer
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

larcher@sdsinc.org

**NOTICE OF CENTURY PARK
SOUTH COMMUNITY DEVELOP-
MENT DISTRICT
PUBLIC HEARING AND SPE-
CIAL BOARD MEETING**

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on May 14, 2024, at 10:30 a.m. in a Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2024/2025. A special board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website (www.centuryparksouthcdd.org) or at the offices of the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (786) 347-2711 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that

**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 Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

04/24/24, 05/01/24

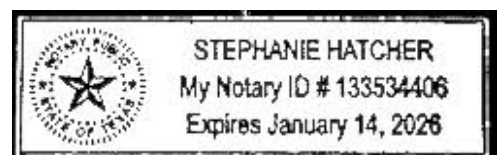
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 1st day of May in the year of 2024

Stephanie Hatcher

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!

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Century Park South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 14th day of May, 2024.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park South Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

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

FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	78,201
Maintenance Assessments	47,622
Debt Assessments	255,996
Developer Contribution	0
Interest Income	480
TOTAL REVENUES	\$ 382,299
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,564
Legal	17,000
Assessment Roll	6,500
Audit Fees	3,900
Insurance	7,000
Legal Advertisements	2,200
Miscellaneous	900
Postage	275
Office Supplies	625
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 76,289
Maintenance Expenditures	
Engineering/Inspections	3,100
Miscellaneous Maintenance	7,665
Infrastructure Maintenance	10,000
Stormwater Management - West Parcel	10,000
Roadways - West Parcel	10,000
Sidewalks - West Parcel	4,000
Total Maintenance Expenditures	\$ 44,765
TOTAL EXPENDITURES	\$ 121,054
REVENUES LESS EXPENDITURES	\$ 261,245
Bond Payments	(240,636)
BALANCE	\$ 20,609
County Appraiser & Tax Collector Fee	(7,636)
Discounts For Early Payments	(15,273)
EXCESS/ (SHORTFALL)	\$ (2,300)
CARRYOVER FROM PRIOR YEAR	2,300
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	75,288	78,256	78,201	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	25,707	47,622	47,622	Expenditures/.94
Debt Assessments	255,997	255,996	255,996	Bond Payments/.94
Developer Contribution	6,177	0	0	
Interest Income	4,684	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 367,853	\$ 382,114	\$ 382,299	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	28,812	29,676	30,564	CPI Adjustment (Capped At 3%)
Legal	16,157	17,000	17,000	No Change From 2023/2024 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,700	3,800	3,900	Accepted Amount For 2023/2024 Audit
Insurance	5,842	6,400	7,000	Fiscal Year 2023/2024 Expenditure Was \$6,280
Legal Advertisements	285	1,200	2,200	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	289	1,000	900	\$100 Decrease From 2023/2024 Budget
Postage	249	225	275	\$50 Increase From 2023/2024 Budget
Office Supplies	229	675	625	\$50 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2023/2024 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2023/2024 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2023/2024 Budget
Administrative Contingency	0	600	600	No Change From 2023/2024 Budget
Total Administrative Expenditures	\$ 68,269	\$ 73,801	\$ 76,289	
Maintenance Expenditures				
Engineering/Inspections	3,096	2,100	3,100	\$1,000 Increase From 2023/2024 Budget
Miscellaneous Maintenance	0	8,665	7,665	\$1,000 Decrease From 2023/2024 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2023/2024 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2023/2024 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2023/2024 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2023/2024 Budget
Total Maintenance Expenditures	\$ 3,096	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 71,365	\$ 118,566	\$ 121,054	
REVENUES LESS EXPENDITURES	\$ 296,488	\$ 263,548	\$ 261,245	
Bond Payments	(243,727)	(240,636)	(240,636)	2025 Principal & Interest Payments
BALANCE	\$ 52,761	\$ 22,912	\$ 20,609	
County Appraiser & Tax Collector Fee	(3,430)	(7,637)	(7,636)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(13,656)	(15,275)	(15,273)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 35,675	\$ -	\$ (2,300)	
CARRYOVER FROM PRIOR YEAR	0	0	2,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 35,675	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,947	100	400	Projected Interest For 2024/2025
NAV Tax Collection	243,727	240,636	240,636	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 255,674	\$ 240,736	\$ 241,036	
EXPENDITURES				
Principal Payments	85,000	90,000	90,000	Principal Payments Due In 2025
Interest Payments	153,594	149,694	146,994	Interest Payments Due In 2025
Bond Redemption	0	1,042	4,042	Estimated Excess Debt Collections
Total Expenditures	\$ 238,594	\$ 240,736	\$ 241,036	
Excess/ (Shortfall)	\$ 17,080	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$4,505,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2020		
Maturity Date =	May 2050		
Par Amount As Of 1/1/2024 =	\$3,995,000		

Century Park South Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative For Townhome Units	\$ 284.31	\$ 284.02	\$ 297.56	\$ 297.35
Maintenance For Townhome Units	\$ 97.76	\$ 97.76	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ -	\$ -	\$ 238.63	\$ 238.63
<u>Debt For Townhome Units</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>	<u>\$ 1,125.41</u>
Total For Townhome Units	\$ 1,507.48	\$ 1,507.19	\$ 1,745.60	\$ 1,745.39
Administrative For Condominium Units	\$ 284.31	\$ 284.02	\$ 297.56	\$ 297.35
Maintenance For Condominium Units	\$ 97.76	\$ 97.76	\$ 84.00	\$ 84.00
<u>Debt For Condominium Units</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>	<u>\$ 869.06</u>
Total For Condominium Units	\$ 1,251.13	\$ 1,250.84	\$ 1,250.62	\$ 1,250.41

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 360.00

$360.00 / .94 = 382.98$

Covenant in effect for first three Fiscal Years
Of The District

Community Information:

Townhome Units (West Parcel)	107
<u>Condominium Units (East Parcel)</u>	<u>156</u>
Total Units	263

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Park South Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 PARK SOUTH 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 14th day of May, 2024.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Century Park South Community Development District** (the “District”) will hold Regular Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 10:30 a.m. on the following dates:

**November 12, 2024
January 14, 2025
March 11, 2025
May 13, 2025
September 9, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. 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, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members 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 with no advertised cancellation notice.

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/24

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT RELATED TO THE SERIES 2020 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES* (“F.S.”), WITHIN WHICH PROPERTY OWNERS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pursuant to Chapter 190, F.S., the Century Park South Community Development District (the “District”) was established on September 14, 2019, pursuant to Ordinance No. 19-82 of Miami-Dade County, Florida; and

WHEREAS, Section 190.012, F.S., authorizes the District, within the original boundaries, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit including, but not limited to, a water distribution system, including the payment of connection fees; a sanitary sewer collection system, including the payment of connection fees; stormwater management and drainage systems; roadway improvements, including, but not limited to, landscaping, an irrigation system and entrance/lighting features, and the payment of road impact fees; and related soft and incidental costs and other related improvements (the “2020 Project”); and

WHEREAS, in order to provide funding for such public infrastructure improvements constituting the 2020 Project to serve the development of the lands located within the District’s original boundaries, the District issued on February 27, 2020 its \$4,505,000 Century Park South Community Development District Special Assessment Bonds, Series 2020 (the “Series 2020 Bonds”); and

WHEREAS, the specific public infrastructure improvements funded or partially funded by the District through the issuance of the Series 2020 Bonds are defined as the 2020 Project, which 2020 Project is more particularly described in the Engineer’s Report dated September 26, 2019, prepared by Alvarez Engineers, Inc. (the “District Engineer”), as amended and supplemented (the “Engineer’s Report”); and

WHEREAS, in order to provide the revenue necessary to pay the debt service on the Series 2020 Bonds, the District’s Board of Supervisors adopted Resolution 2019-16 on November 5, 2019, pursuant to Section 170.05, F.S., levying debt special assessments on the lands located in the District’s original boundaries benefitted by the 2020 Project; and

WHEREAS, Section 170.09, F.S. provides that the owners of parcels of non-exempt real property within the District’s original boundaries that is subject to such a debt special assessment may pay his/her/its pro rata share of the special assessment without interest at any time within thirty (30) days after the 2020 Project is completed and a resolution accepting same has been adopted by the governing authority of the District; and

WHEREAS, the District Engineer has submitted a certificate dated February 27, 2024 to the District Board of Supervisors certifying to the District that the 2020 Project has been completed, a copy of which certificate is attached hereto and made a part hereof as Exhibit “A.”

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

- 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.
- 2. The 2020 Project, funded through the issuance of the Series 2020 Bonds is hereby declared to be complete and, by adoption of this Resolution, are accepted by the District.
- 3. Unless otherwise waived by a property owner expressly or by operation of law, the 30-day period provided in Section 170.09, *F.S.*, shall run from the date of adoption of this Resolution, within which period the owners of non-exempt real property within the District’s original boundaries shall have the right to pre-pay without interest the debt special assessment allocated to their non-exempt real property.
- 4. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.
- 5. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED, and EFFECTIVE this 14th day of May, 2024.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By:_____

Print name: _____
Secretary/Assistant Secretary

By:_____

Print name: _____
Chairperson/Vice Chairperson

EXHIBIT “A”

DISTRICT ENGINEER’S CERTIFICATE

Century Park South Community Development District

Financial Report For April 2024

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
Administrative Assessments	78,256	941	75,960
Maintenance Assessments	47,622	573	45,864
Debt Assessments	255,996	3,079	246,572
Interest Income	240	0	4,641
Total Revenues	\$ 382,114	\$ 4,593	\$ 373,037
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	29,676	2,473	17,311
Legal	17,000	0	6,132
Assessment Roll	6,500	0	0
Audit Fees	3,800	0	0
Insurance	6,400	0	6,280
Legal Advertisements	1,200	0	276
Miscellaneous	1,000	58	75
Postage	225	16	68
Office Supplies	675	59	205
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	4,031
Continuing Disclosure Fee	1,000	0	0
Website Management & ADA Compliance	1,500	125	875
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 73,801	\$ 2,731	\$ 35,428
Maintenance Expenditures			
Engineering/Inspections	2,100	0	496
Miscellaneous Maintenance	8,665	0	0
Infrastructure Maintenance	10,000	0	0
Stormwater Management - West Parcel	10,000	0	0
Roadways - West Parcel	10,000	0	0
Sidewalks - West Parcel	4,000	0	0
Total Maintenance Expenditures	\$ 44,765	\$ -	\$ 496
TOTAL EXPENDITURES	\$ 118,566	\$ 2,731	\$ 35,924
REVENUES LESS EXPENDITURES	\$ 263,548	\$ 1,862	\$ 337,113
Bond Payments	(240,636)	(3,049)	(234,828)
BALANCE	\$ 22,912	\$ (1,187)	\$ 102,285
County Appraiser & Tax Collector Fee	(7,637)	(46)	(3,540)
Discounts For Early Payments	(15,275)	0	(13,980)
EXCESS/ (SHORTFALL)	\$ -	\$ (1,233)	\$ 84,765

Bank Balance As Of 4/30/24	\$ 205,207.39
Accounts Payable As Of 4/30/24	\$ 14,392.53
Accounts Receivable As Of 4/30/24	\$ -
Available Funds As Of 4/30/24	\$ 190,814.86

Century Park South Community Development District

Budget vs. Actual

October 2023 through April 2024

	Oct '23 - April 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	75,959.91	78,256.00	-2,296.09	97.07%
01-3200 · Maintenance Assessment	45,864.55	47,622.00	-1,757.45	96.31%
01-3810 · Debt Assessments	246,572.54	255,996.00	-9,423.46	96.32%
01-3820 · Debt Assess-Paid To Trustee	-234,828.39	-240,636.00	5,807.61	97.59%
01-3830 · Assessment Fees	-3,540.33	-7,637.00	4,096.67	46.36%
01-3831 · Assessment Discounts	-13,980.21	-15,275.00	1,294.79	91.52%
01-9410 · Interest Income (GF)	4,641.48	240.00	4,401.48	1,933.95%
Total Income	120,689.55	118,566.00	2,123.55	101.79%
Expense				
01-1311 · Management Fees	17,311.00	29,676.00	-12,365.00	58.33%
01-1315 · Legal Fees	6,132.00	17,000.00	-10,868.00	36.07%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
01-1450 · Insurance	6,280.00	6,400.00	-120.00	98.13%
01-1480 · Legal Advertisements	275.54	1,200.00	-924.46	22.96%
01-1512 · Miscellaneous	74.77	1,000.00	-925.23	7.48%
01-1513 · Postage and Delivery	67.81	225.00	-157.19	30.14%
01-1514 · Office Supplies	205.25	675.00	-469.75	30.41%
01-1515 · Website management	875.00	1,500.00	-625.00	58.33%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,031.25	4,050.00	-18.75	99.54%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Administrative Contingency	0.00	600.00	-600.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1806 · Roadways & Bridges (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1810 · Engineering / Inspections	496.50	2,100.00	-1,603.50	23.64%
01-1815 · Miscellaneous Maintenance	0.00	8,665.00	-8,665.00	0.0%
01-1816 · Sidewalks	0.00	4,000.00	-4,000.00	0.0%
Total Expense	35,924.12	118,566.00	-82,641.88	30.3%
Net Income	84,765.43	0.00	84,765.43	100.0%

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2023-2024**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Administrative Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Administrative Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$381,874	\$78,256	\$47,622	\$255,996	\$78,256	\$47,622	\$255,996	
									\$358,962	\$73,561	\$44,765	\$240,636	\$73,561	\$44,765	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	11/20/23	NAV Taxes	\$ 22,547.45		\$ (216.39)	\$ (908.88)	\$ 21,422.18	\$ 4,619.90	\$ 2,811.70	\$ 15,115.85	\$ 4,389.28	\$ 2,671.40	\$ 14,361.50	\$ 14,361.50
2	2	Miami-Dade Tax Collector	11/24/23	NAV Taxes	\$ 12,245.54		\$ (117.58)	\$ (489.81)	\$ 11,638.15	\$ 2,509.09	\$ 1,527.00	\$ 8,209.45	\$ 2,384.55	\$ 1,451.30	\$ 7,802.30	\$ 7,802.30
3	3	Miami-Dade Tax Collector	12/08/23	NAV Taxes	\$ 299,935.34		\$ (2,879.45)	\$ (11,997.41)	\$ 285,058.48	\$ 61,456.74	\$ 37,401.95	\$ 201,076.65	\$ 58,408.33	\$ 35,546.85	\$ 191,103.30	\$ 191,103.30
4	4	Miami-Dade Tax Collector	12/27/23	NAV Taxes	\$ 5,992.44		\$ (57.96)	\$ (197.23)	\$ 5,737.25	\$ 1,227.84	\$ 747.25	\$ 4,017.35	\$ 1,175.50	\$ 715.45	\$ 3,846.30	\$ 3,846.30
5	5	Miami-Dade Tax Collector	01/09/24	NAV Taxes	\$ 8,493.68		\$ (82.38)	\$ (254.82)	\$ 8,156.48	\$ 1,740.36	\$ 1,059.16	\$ 5,694.16	\$ 1,671.27	\$ 1,017.11	\$ 5,468.10	\$ 5,468.10
6	6	Miami-Dade Tax Collector	02/06/24	NAV Taxes	\$ 2,996.00		\$ (29.60)	\$ (34.91)	\$ 2,931.49	\$ 613.85	\$ 373.60	\$ 2,008.55	\$ 600.64	\$ 365.55	\$ 1,965.30	\$ 1,965.30
7	Int - 1	Miami-Dade Tax Collector	02/27/24	Interest		\$ 365.95			\$ 365.95	\$ 365.95			\$ 365.95			\$ -
8	7	Miami-Dade Tax Collector	03/08/24	NAV Taxes/Interest	\$ 10,995.14	\$ 206.39	\$ (111.03)	\$ (97.46)	\$ 10,993.04	\$ 2,459.28	\$ 1,371.10	\$ 7,371.15	\$ 2,414.84	\$ 1,345.40	\$ 7,232.80	\$ 7,232.80
9	Int - 2	Miami-Dade Tax Collector	03/20/24	Interest		\$ 25.72			\$ 25.72	\$ 25.72			\$ 25.72			\$ -
10	8	Miami-Dade Tax Collector	04/24/24	NAV Taxes	\$ 4,593.35		\$ (45.94)	\$ 0.31	\$ 4,547.72	\$ 941.18	\$ 572.79	\$ 3,079.38	\$ 931.83	\$ 567.10	\$ 3,048.79	\$ 3,048.79
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$367,798.94	\$ 598.06	\$ (3,540.33)	\$ (13,980.21)	\$ 350,876.46	\$ 75,959.91	\$ 45,864.55	\$ 246,572.54	\$ 72,367.91	\$ 43,680.16	\$ 234,828.39	\$ 234,828.39

Assessment Roll = 381,875.92

Admin: 78,258.28
 Maint: 47,625.41
 Debt: 255,992.23
 Total: 381,875.92

Note: \$381,874, \$78,256, \$47,622 and \$255,996 are 2023/2024 budgetary assessments before discounts and fees.
 \$358,962, \$73,561, \$44,765, and \$240,636 are 2023/2024 budgetary assessments after discounts and fees.

\$ 367,798.94	
\$ 598.06	\$ 350,876.46
\$ (75,959.91)	\$ (43,680.16)
\$ (45,864.55)	\$ (72,367.91)
\$ -	\$ (234,828.39)
\$ (246,572.54)	\$ -
\$ -	\$ 0.00

Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8501
TTY: 305-499-8480

miamidade.gov

May 2nd, 2024

Ms. Gloria Perez
Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Dear Ms. Gloria Perez:

The Miami-Dade County Elections Department has completed a review of the area described as ***Century Park South Community Development District***. A certification of the number of registered voters is enclosed for your reference.

A fee of \$ 60.00 has been assessed for the research and labor involved in determining the number of registered voters in the proposed Community Development District (CDD).

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina White", written over a large, faint, light blue circular watermark of the Miami-Dade County logo.

Christina White
Supervisor of Elections

Enclosure (1)



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8501
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Century Park South Community Development District**, as described in the attached **MAP** has **234** voters.

A blue ink handwritten signature of Christina White, written over a faint circular official seal of the Supervisor of Elections.

Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 2nd DAY OF
MAY, 2024

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



MIAMI - DADE COUNTY

2024 Century Park South CDD with Precincts

INTERNAL USE
NOT FOR DISTRIBUTION

