



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 25, 2023
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
April 25, 2023
10:30 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. October 11, 2022 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Status Update on the West Parcel Conveyances
 - 2. Consider Resolution No. 2023-01 – Approving a Proposed Budget for FY 2023/2024.....Page 5
- I. Administrative & Operational Matters
 - 1. Financial Update.....Page 13
- J. Board Member & Staff Closing Comments
- K. Additional Board Member/Staff Comments
- L. Adjourn

Location

Miami-Dade County, Florida

Notice Text

CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF
THE BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN to the residents within the Century Park South Community Development District (the "District") that a Regular Meeting of the District will be held at 10:30 a.m. on April 25, 2023, in a Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

The purpose of the Regular Meeting is for the District Board of Supervisors to consider any business which may lawfully and properly come before the District Board.

A copy of the Agenda for this meeting 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 meeting. The meeting 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 this meeting, such person will need a record of the proceeding and such person may need to insure that a verbatim record of the proceeding 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 this meeting should contact the District Manager at 786-347-2711 Ext. 2011 and/or 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

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

Century Park South Community Development District

www.centuryparksouthcdd.org

4/14 23-51/0000656941M

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 11, 2022**

A. CALL TO ORDER

Mrs. Perez called the October 11, 2022, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 10:39 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 September 30, 2022, as part of the District’s Fiscal Year 2022/2023 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 Also 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.; District Counsel Michael Pawelczyk of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineering.

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. May 10, 2022, Public Hearing & Regular Board Meeting

The May 10, 2022, Public Hearing & Regular Board Meeting minutes were presented.

A MOTION was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously approving the May 10, 2022, Public Hearing & Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget

Mrs. Perez presented Resolution No. 2022-04, entitled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 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, 2022. 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 Hernandez, seconded by Supervisor Manso and passed unanimously adopting Resolution No. 2022-04, as presented.

2. Consider Acceptance of Conveyance of Parcels of Land (West Parcel)

Motion authorizes the conveyance without Tract, subject to review by Legal and Engineering.

A discussion ensued and it was noted that the West Parcel was pending title work and conveyances.

Mr. Alvarez provided clarification that the playground tract was omitted from the District as District funds were not used.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously authorizing the conveyance without the playground tract and subject to review by legal and engineering.

3. Consider Maintenance Agreement (West Parcel)

Mr. Alvarez will prepare a detailed list to be attached as an exhibit after review by District Counsel and management.

A **MOTION** was made by Mr. Hernandez, seconded by Supervisor Manso and passed unanimously approving the maintenance agreement for the West Parcel, in substantial final form.

4. Consider Execution of Grant of Easement for Stormwater and Drainage (East Parcel)

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously approving the execution of the grant of easement for stormwater and drainage for the East 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. Accept and Receive 2022 Annual Engineering Report

Mr. Alvarez presented the 2022 Annual Engineering Report.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso accepting and receiving the 2022 Annual Engineering Report, as presented.

3. Accept and Receive 20-Year Stormwater Needs Analysis

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously accepting and receiving the 20-Year Stormwater Needs Analysis, as presented.

J. BOARD MEMBER/STAFF COMMENTS

There were no further Board Member or staff comments.

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 11:03 a.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park South Community Development District (the “District”) was recently established by Ordinance No. 19-82 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective September 14, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2023/2024; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: June 28, 2023

HOUR: 10:30 am

LOCATION: Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100 Meeting Room
Coral Gables, Florida 33134

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of April, 2023.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2023/2024 Budget

Century Park South Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	78,256
Maintenance Assessments	47,622
Debt Assessments	255,996
Interest Income	240
TOTAL REVENUES	\$ 382,114
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	29,676
Legal	17,000
Assessment Roll	6,500
Audit Fees	3,800
Insurance	6,400
Legal Advertisements	1,200
Miscellaneous	1,000
Postage	225
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 73,801
Maintenance Expenditures	
Engineering/Inspections	2,100
Miscellaneous Maintenance	8,665
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	\$ 118,566
REVENUES LESS EXPENDITURES	\$ 263,548
Bond Payments	(240,636)
BALANCE	\$ 22,912
County Appraiser & Tax Collector Fee	(7,637)
Discounts For Early Payments	(15,275)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	74,941	74,695	78,256	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	25,504	25,707	47,622	Expenditures/.94
Debt Assessments	254,150	255,996	255,996	Bond Payments/.94
Interest Income	10	24	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 354,605	\$ 356,422	\$ 382,114	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	27,984	28,812	29,676	CPI Adjustment (Capped At 3%)
Legal	19,870	14,000	17,000	Fiscal Year 2022/2023 Expenditure As Of Feb 2023 Was \$9,268
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2022/2023 Audit
Insurance	5,435	5,800	6,400	Fiscal Year 2022/2023 Expenditure Was \$5,842
Legal Advertisements	676	1,400	1,200	\$200 Decrease From 2022/2023 Budget
Miscellaneous	519	1,150	1,000	\$150 Decrease From 2022/2023 Budget
Postage	131	225	225	No Change From 2022/2023 Budget
Office Supplies	327	725	675	\$50 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2022/2023 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2022/2023 Budget
Administrative Contingency	0	1,200	600	Administrative Contingency
Total Administrative Expenditures	\$ 71,748	\$ 70,237	\$ 73,801	
Maintenance Expenditures				
Engineering/Inspections	4,537	2,100	2,100	No Change From 2022/2023 Budget
Miscellaneous Maintenance	0	9,970	8,665	\$1,305 Decrease From 2022/2023 Budget
Infrastructure Maintenance	0	12,095	10,000	\$2,095 Decrease From 2022/2023 Budget
Stormwater Management - West Parcel	0	0	10,000	Stormwater Management - West Parcel
Roadways - West Parcel	0	0	10,000	Roadways - West Parcel
Sidewalks - West Parcel	0	0	4,000	Sidewalks - West Parcel
Total Maintenance Expenditures	\$ 4,537	\$ 24,165	\$ 44,765	
TOTAL EXPENDITURES	\$ 76,285	\$ 94,402	\$ 118,566	
REVENUES LESS EXPENDITURES	\$ 278,320	\$ 262,020	\$ 263,548	
Bond Payments	(244,044)	(240,636)	(240,636)	2024 Principal & Interest Payments
BALANCE	\$ 34,276	\$ 21,384	\$ 22,912	
County Appraiser & Tax Collector Fee	(3,440)	(7,128)	(7,637)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,606)	(14,256)	(15,275)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 20,230	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 20,230	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	20	0	100	Projected Interest For 2023/2024
NAV Tax Collection	244,044	240,636	240,636	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 244,064	\$ 240,636	\$ 240,736	
EXPENDITURES				
Principal Payments	85,000	85,000	90,000	Principal Payments Due In 2024
Interest Payments	160,944	152,319	149,694	Interest Payments Due In 2024
Bond Redemption	255,000	3,317	1,042	Estimated Excess Debt Collections
Total Expenditures	\$ 500,944	\$ 240,636	\$ 240,736	
Excess/ (Shortfall)	\$ (256,880)	\$ -	\$ -	

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 1/1/2023 =	\$4,080,000		

Century Park South Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative For Townhome Units	\$ -	\$ 284.31	\$ 284.02	\$ 297.56
Maintenance For Townhome Units	\$ -	\$ 97.76	\$ 97.76	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ -	\$ -	\$ -	\$ 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	\$ 1,125.41	\$ 1,507.48	\$ 1,507.19	\$ 1,745.60
Administrative For Condominium Units	\$ -	\$ 284.31	\$ 284.02	\$ 297.56
Maintenance For Condominium Units	\$ -	\$ 97.76	\$ 97.76	\$ 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	\$ 869.06	\$ 1,251.13	\$ 1,250.84	\$ 1,250.62

* 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

Century Park South
Community Development District

**Financial Report For
March 2023**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Mar-23	Year To Date Actual 10/1/22 - 3/31/23
REVENUES			
Administrative Assessments	74,695	524	72,442
Maintenance Assessments	25,707	180	24,802
Debt Assessments	255,996	1,797	247,089
Interest Income	24	0	1,300
Developer Contribution	0	6,177	6,177
Total Revenues	\$ 356,422	\$ 8,678	\$ 351,810
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	28,812	2,401	14,406
Legal	14,000	0	9,269
Assessment Roll	6,500	0	0
Audit Fees	3,700	0	0
Insurance	5,800	0	5,842
Legal Advertisements	1,400	0	0
Miscellaneous	1,150	0	57
Postage	225	0	57
Office Supplies	725	3	126
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	750
Administrative Contingency	1,200	0	0
Total Administrative Expenditures	\$ 70,237	\$ 2,529	\$ 34,713
Maintenance Expenditures			
Engineering/Inspections	2,100	0	1,077
Miscellaneous Maintenance	9,970	0	0
Infrastructure Maintenance	12,095	0	0
Total Maintenance Expenditures	\$ 24,165	\$ -	\$ 1,077
TOTAL EXPENDITURES	\$ 94,402	\$ 2,529	\$ 35,790
REVENUES LESS EXPENDITURES	\$ 262,020	\$ 6,149	\$ 316,020
Bond Payments	(240,636)	(1,761)	(234,908)
BALANCE	\$ 21,384	\$ 4,388	\$ 81,112
County Appraiser & Tax Collector Fee	(7,128)	(25)	(3,303)
Discounts For Early Payments	(14,256)	(25)	(13,655)
EXCESS/ (SHORTFALL)	\$ -	\$ 4,338	\$ 64,154

Bank Balance As Of 3/31/23	\$ 133,205.47
Accounts Payable As Of 3/31/23	\$ 4,855.25
Accounts Receivable As Of 3/31/23	\$ 6,177.00
Available Funds As Of 3/31/23	\$ 134,527.22

Century Park South Community Development District
Budget vs. Actual
October 2022 through March 2023

	<u>Oct '22 - Mar 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3100 · Administrative Assessment	72,442.30	74,695.00	-2,252.70	96.98%
01-3200 · Maintenance Assessment	24,801.85	25,707.00	-905.15	96.48%
01-3810 · Debt Assessments	247,088.65	255,996.00	-8,907.35	96.52%
01-3820 · Debt Assess-Paid To Trustee	-234,907.55	-240,636.00	5,728.45	97.62%
01-3830 · Assessment Fees	-3,303.35	-7,128.00	3,824.65	46.34%
01-3831 · Assessment Discounts	-13,655.21	-14,256.00	600.79	95.79%
01-6000 · Other Revenue	6,177.00	0.00	0.00	0.0%
01-9410 · Interest Income (GF)	1,299.81	24.00	1,275.81	5,415.88%
Total Income	<u>99,943.50</u>	<u>94,402.00</u>	<u>5,541.50</u>	<u>105.87%</u>
Expense				
01-1310 · Engineering	1,076.50	2,100.00	-1,023.50	51.26%
01-1311 · Management Fees	14,406.00	28,812.00	-14,406.00	50.0%
01-1315 · Legal Fees	9,268.40	14,000.00	-4,731.60	66.2%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
01-1450 · Insurance	5,842.00	5,800.00	42.00	100.72%
01-1480 · Legal Advertisements	0.00	1,400.00	-1,400.00	0.0%
01-1512 · Miscellaneous	57.25	1,150.00	-1,092.75	4.98%
01-1513 · Postage and Delivery	57.03	225.00	-167.97	25.35%
01-1514 · Office Supplies	125.80	725.00	-599.20	17.35%
01-1515 · Website management	750.00	1,500.00	-750.00	50.0%
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	1,200.00	-1,200.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	12,095.00	-12,095.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	9,970.00	-9,970.00	0.0%
Total Expense	<u>35,789.23</u>	<u>94,402.00</u>	<u>-58,612.77</u>	<u>37.91%</u>
Net Income	<u><u>64,154.27</u></u>	<u><u>0.00</u></u>	<u><u>64,154.27</u></u>	<u><u>100.0%</u></u>

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2022-2023**

#	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
									\$356,398	\$74,695	\$25,707	\$255,996	\$74,695	\$25,707	\$255,996	\$240,636
									\$335,014	\$70,213	\$24,165	\$240,636	\$70,213	\$24,165	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 173,876.50		\$ (1,669.26)	\$ (6,951.08)	\$ 165,256.16	\$ 36,444.50	\$ 12,536.50	\$ 124,895.50	\$ 34,637.61	\$ 11,915.00	\$ 118,703.55	\$ 118,703.55
2	2	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 15,010.08		\$ (144.10)	\$ (600.37)	\$ 14,265.61	\$ 3,146.08	\$ 1,082.25	\$ 10,781.75	\$ 2,990.06	\$ 1,028.55	\$ 10,247.00	\$ 10,247.00
3	3	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 150,100.80		\$ (1,440.97)	\$ (6,003.69)	\$ 142,656.14	\$ 31,461.10	\$ 10,822.30	\$ 107,817.40	\$ 29,900.69	\$ 10,285.50	\$ 102,469.95	\$ 102,469.95
4	4	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 1,250.84		\$ (12.00)	\$ (50.03)	\$ 1,188.81	\$ 262.14	\$ 90.20	\$ 898.50	\$ 249.06	\$ 85.75	\$ 854.00	\$ 854.00
5	5	Miami-Dade Tax Collector	02/09/23	NAV Taxes	\$ 1,250.84		\$ (12.26)	\$ (25.02)	\$ 1,213.56	\$ 262.14	\$ 90.20	\$ 898.50	\$ 254.26	\$ 87.55	\$ 871.75	\$ 871.75
6	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 342.06			\$ 342.06	\$ 342.06			\$ 342.06			\$ -
7	6	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 2,501.68		\$ (24.76)	\$ (25.02)	\$ 2,451.90	\$ 524.28	\$ 180.40	\$ 1,797.00	\$ 513.75	\$ 176.85	\$ 1,761.30	\$ 1,761.30
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
					\$343,990.74	\$ 342.06	\$ (3,303.35)	\$ (13,655.21)	\$ 327,374.24	\$ 72,442.30	\$ 24,801.85	\$ 247,088.65	\$ 68,887.49	\$ 23,579.20	\$ 234,907.55	\$ 234,907.55

Assessment Roll = 356,400.37

Note: \$356,474, \$74,771, \$25,707 and \$255,996 are 2022/2023 budgeted assessments before discounts and fees.
\$335,086, \$70,285, \$24,165, and \$240,636 are 2022/2023 budgeted assessments after discounts and fees.

\$ 343,990.74	
\$ 342.06	\$ 327,374.24
\$ (72,442.30)	\$ (23,579.20)
\$ (24,801.85)	\$ (68,887.49)
\$ -	\$ (234,907.55)
\$ (247,088.65)	\$ -
\$ -	\$ -