



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 14, 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
 November 14, 2023
 10:30 a.m.

A. Call to Order

B. Proof of Publication.....Page 1

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Confirmation of Initial Landowners’ Election Results

H. Additions or Deletions to Agenda

I. Comments from the Public for Items Not on the Agenda

J. Approval of Minutes

1. June 28, 2023 Special Board Meeting & PH.....Page 2

K. Old Business

1. District Counsel’s Update on the West Parcel Conveyances

L. New Business

1. Resolution No. 2023-06 – Adopting a 2022-2023 Revised Final Budget.....Page 7

M. Administrative & Operational Matters

1. Financial Update.....Page 12

2. District Counsel Update on the 2023 Florida Legislative Session.....Page 16

3. District Counsel Update on the 2023 Required Ethics Training.....Page 21

4. Accept and Receive 2023 Annual Engineering Report.....Page 26

5. Update on the Status of the Statement of Financial Interests Disclosure 2022 Form 1

6. Consider and Approve Renewal Option – Grau & Associates.....Page 30

- N. Board Member & Staff Closing Comments
- O. Additional Board Member/Staff Comments
- P. Adjourn

Publication Date
2023-10-30

Subcategory
Miscellaneous Notices

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

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park South Community Development District (the "District") that a Landowners' Meeting of the District will be held at 10:30 a.m. on November 14, 2023, in a Conference Room located at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the 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 meetings. The meetings 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 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 these meetings 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 particular meeting.

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

Century Park South Community Development District
www.centuryparksouthcdd.org
10/23-30 23-14/0000690095M

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & SPECIAL BOARD MEETING
JUNE 28, 2023**

A. CALL TO ORDER

Mrs. Perez called the June 28, 2023, Special Board Meeting of the Century Park South Community Development District (the “District”) to order at 10:37 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 June 8, 2023, 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

Mrs. Perez added under New Business – Consider Resolution NO. 2023-05 – Adopting a Fiscal Year 2023/2024 Meeting Schedule and provided same via handout.

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. April 25, 2023, Regular Board Meeting

The April 25, 2023, Regular Board Meeting minutes were presented.

| |
|--|
| A MOTION was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously approving the April 25, 2023, Regular Board Meeting minutes, as presented. |
|--|

Mrs. Perez then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. 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 June 8, 2023, and June 15, 2023, as legally required.

2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

Mrs. Perez then closed the Public Hearing and reconvened the Special Board Meeting.

3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Final Budget

Mrs. Perez handed out a corrected version of the Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2023/2024 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy).

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Albo and unanimously passed adopting Resolution No. 2023-02, approving the Fiscal Year 2023/2024 Final Budget, as presented.

H. OLD BUSINESS

1. Update on West Parcel HOA Maintenance Agreement

Mrs. Perez advised that the West Parcel HOA Maintenance Agreement became effective April 26, 2023.

2. Update on West Parcel Conveyance

An update was provided, indicating that the permits had been closed out, infrastructure had been conveyed, pending entry features.

I. NEW BUSINESS

1. Consider Resolution No. 2023-03 – Electronic Signature Policy

Resolution No. 2023-03 was presented, entitled:

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY

AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and passed unanimously adopting Resolution No. 2023-03, as presented.

2. Consider Resolution No. 2023-04 – Records Retention Policy Adoption

Mrs. Perez presented Resolution No. 2023-04, entitled:

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mrs. Perez explained that this action appoints a records liaison and designates the electronic copy of documents as the official District record. This means that only a copy needs to be signed at meetings, and once it has been scanned, the original can be discarded, which will create a more economical and efficient records management system.

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and unanimously passed adopting Resolution No. 2023-04, as presented.

3. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Meeting Schedule

Mrs. Perez presented Resolution No. 2023-05, entitled:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain 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. (it was noted that the previous meeting time was 10:00 a.m.) on the following dates:

November 14, 2023 Amended Budget & LO Mtg

January 9, 2024

March 12, 2024 Proposed Budget

May 14, 2024 Final Budget

September 10, 2024

A **MOTION** was made by Supervisor Hernandez, seconded by Supervisor Manso and unanimously passed adopting Resolution No. 2023-05, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, as presented.

4. Vote Certification

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 154 registered voters who reside in the District as of May 8, 2023, and presented the same in the meeting book. Since the District has neither reached the qualified elector threshold nor has it marked its 6th year, it will continue to elect Board Members by the landowner election process.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

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

2. Announce Landowners' Meeting

Mrs. Perez announced that the Landowners' Meeting would be held on November 14, 2023, at 10:30 a.m. in the offices of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134, for the purpose of electing Supervisors to Seats 1, 3 & 5.

| | | |
|-----|------------------------|--------------|
| AS | Seat 1 Pedro Hernandez | Expires 2023 |
| CHR | Seat 3 Diana Manso | Expires 2023 |
| AS | Seat 5 Eleine Rojas | Expires 2023 |

She also noted that the announcement of the Landowners' Meeting meets the statutory requirement announcing it 90 days prior to the actual meeting. Landowner Meeting procedures, proxies and a sample ballot were also presented in the meeting materials.

3. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez advised that Board Members should be receiving in the mail their individual 2022 Form 1 (the "Form"), adding that the completed form could be e-mailed to the Supervisor of Elections' office on or prior to the July 1, 2023, deadline.

K. BOARD MEMBER/STAFF COMMENTS

There were no further Board Member or staff comments.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned on a **MOTION** made by Supervisor Hernandez, seconded by Supervisor Albo at 11:00 a.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Park South Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 November, 2023.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park South
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23 | AMENDED FINAL BUDGET 10/1/22 - 9/30/23 | YEAR TO DATE ACTUAL 10/1/22 - 9/29/23 |
|--|---|---|--|
| REVENUES | | | |
| ADMINISTRATIVE ASSESSMENTS | 74,695 | 75,288 | 75,288 |
| MAINTENANCE ASSESSMENTS | 25,707 | 25,707 | 25,707 |
| DEBT ASSESSMENTS | 255,996 | 255,997 | 255,997 |
| DEVELOPER CONTRIBUTION | 0 | 6,177 | 6,177 |
| INTEREST INCOME | 24 | 4,382 | 4,332 |
| TOTAL REVENUES | \$ 356,422 | \$ 367,551 | \$ 367,501 |
| EXPENDITURES | | | |
| ADMINISTRATIVE EXPENDITURES | | | |
| SUPERVISOR FEES | 0 | 0 | 0 |
| MANAGEMENT | 28,812 | 28,812 | 28,812 |
| LEGAL | 14,000 | 16,157 | 16,157 |
| ASSESSMENT ROLL | 6,500 | 6,500 | 6,500 |
| AUDIT FEES | 3,700 | 3,700 | 3,700 |
| INSURANCE | 5,800 | 5,842 | 5,842 |
| LEGAL ADVERTISING | 1,400 | 1,000 | 285 |
| MISCELLANEOUS | 1,150 | 750 | 289 |
| POSTAGE | 225 | 260 | 249 |
| OFFICE SUPPLIES | 725 | 270 | 229 |
| DUES & SUBSCRIPTIONS | 175 | 175 | 175 |
| TRUSTEE FEES | 4,050 | 4,031 | 4,031 |
| CONTINUING DISCLOSURE FEE | 1,000 | 500 | 500 |
| WEBSITE MANAGEMENT & ADA COMPLIANCE | 1,500 | 1,500 | 1,500 |
| ADMINISTRATIVE CONTINGENCY | 1,200 | 1,200 | 0 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 70,237 | \$ 70,697 | \$ 68,269 |
| MAINTENANCE EXPENDITURES | | | |
| ENGINEERING/INSPECTIONS | 2,100 | 4,000 | 3,096 |
| MISCELLANEOUS MAINTENANCE | 9,970 | 3,000 | 0 |
| INFRASTRUCTURE MAINTENANCE | 12,095 | 3,000 | 0 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 24,165 | \$ 10,000 | \$ 3,096 |
| TOTAL EXPENDITURES | \$ 94,402 | \$ 80,697 | \$ 71,365 |
| REVENUES LESS EXPENDITURES | \$ 262,020 | \$ 286,854 | \$ 296,136 |
| BOND PAYMENTS | (240,636) | (243,727) | (243,727) |
| BALANCE | \$ 21,384 | \$ 43,127 | \$ 52,409 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (7,128) | (3,430) | (3,430) |
| DISCOUNTS FOR EARLY PAYMENTS | (14,256) | (13,655) | (13,655) |
| EXCESS/ (SHORTFALL) | \$ - | \$ 26,042 | \$ 35,324 |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - | \$ 26,042 | \$ 35,324 |
| FUND BALANCE AS OF 9/30/22 | | \$70,373 | |
| FY 2022/2023 ACTIVITY | | \$26,042 | |
| FUND BALANCE AS OF 9/30/23 | | \$96,415 | |

AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

| | FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23 | AMENDED FINAL BUDGET 10/1/22 - 9/30/23 | YEAR TO DATE ACTUAL 10/1/22 - 9/29/23 |
|----------------------------|---|---|--|
| REVENUES | | | |
| Interest Income | 0 | 11,947 | 11,947 |
| NAV Tax Collection | 240,636 | 243,727 | 243,727 |
| Prepaid Bond Collection | 0 | 0 | 0 |
| Total Revenues | \$ 240,636 | \$ 255,674 | \$ 255,674 |
| | | | |
| EXPENDITURES | | | |
| Principal Payments | 85,000 | 85,000 | 85,000 |
| Interest Payments | 152,319 | 153,594 | 153,594 |
| Bond Redemption | 3,317 | 0 | 0 |
| Total Expenditures | \$ 240,636 | \$ 238,594 | \$ 238,594 |
| | | | |
| Excess/ (Shortfall) | \$ - | \$ 17,080 | \$ 17,080 |

| | |
|----------------------------|-----------|
| FUND BALANCE AS OF 9/30/22 | \$341,526 |
| FY 2022/2023 ACTIVITY | \$17,080 |
| FUND BALANCE AS OF 9/30/23 | \$358,606 |

Notes

Reserve Fund Balance = \$255,444*. Revenue Fund Balance = \$103,162*.

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$75,522.

* Approximate Amounts

Series 2020 Bond Information

| | | |
|----------------------------|---------------|--------------------------------|
| Original Par Amount = | \$4,505,000 | Annual Principal Payments Due: |
| Interest Rate = | 3.0% - 4.0% | May 1st |
| Issue Date = | February 2020 | Annual Interest Payments Due: |
| Maturity Date = | May 2050 | May 1st & November 1st |
| Par Amount As Of 9/30/23 = | \$3,995,000 | |

Century Park South
Community Development District

**Financial Report For
September 2023**

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

| | Annual Budget 10/1/22 - 9/30/23 | Actual Sep-23 | Year To Date Actual 10/1/22 - 9/30/23 |
|--|--|--------------------------|--|
| REVENUES | | | |
| Administrative Assessments | 74,695 | 0 | 75,288 |
| Maintenance Assessments | 25,707 | 0 | 25,707 |
| Debt Assessments | 255,996 | 0 | 255,997 |
| Interest Income | 24 | 0 | 4,332 |
| Developer Contribution | 0 | 0 | 6,177 |
| Total Revenues | \$ 356,422 | \$ - | \$ 367,501 |
| EXPENDITURES | | | |
| Administrative Expenditures | | | |
| Supervisor Fees | 0 | 0 | 0 |
| Management | 28,812 | 2,401 | 28,812 |
| Legal | 14,000 | 500 | 16,157 |
| Assessment Roll | 6,500 | 6,500 | 6,500 |
| Audit Fees | 3,700 | 0 | 3,700 |
| Insurance | 5,800 | 0 | 5,842 |
| Legal Advertisements | 1,400 | 0 | 285 |
| Miscellaneous | 1,150 | 0 | 289 |
| Postage | 225 | 13 | 249 |
| Office Supplies | 725 | 7 | 229 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fees | 4,050 | 0 | 4,031 |
| Continuing Disclosure Fee | 1,000 | 500 | 500 |
| Website Management & ADA Compliance | 1,500 | 125 | 1,500 |
| Administrative Contingency | 1,200 | 0 | 0 |
| Total Administrative Expenditures | \$ 70,237 | \$ 10,046 | \$ 68,269 |
| Maintenance Expenditures | | | |
| Engineering/Inspections | 2,100 | 172 | 3,096 |
| Miscellaneous Maintenance | 9,970 | 0 | 0 |
| Infrastructure Maintenance | 12,095 | 0 | 0 |
| Total Maintenance Expenditures | \$ 24,165 | \$ 172 | \$ 3,096 |
| TOTAL EXPENDITURES | \$ 94,402 | \$ 10,218 | \$ 71,365 |
| REVENUES LESS EXPENDITURES | \$ 262,020 | \$ (10,218) | \$ 296,136 |
| Bond Payments | (240,636) | 0 | (243,727) |
| BALANCE | \$ 21,384 | \$ (10,218) | \$ 52,409 |
| County Appraiser & Tax Collector Fee | (7,128) | 0 | (3,430) |
| Discounts For Early Payments | (14,256) | 0 | (13,655) |
| EXCESS/ (SHORTFALL) | \$ - | \$ (10,218) | \$ 35,324 |

| | |
|-----------------------------------|---------------|
| Bank Balance As Of 9/30/23 | \$ 110,238.27 |
| Accounts Payable As Of 9/30/23 | \$ 10,717.50 |
| Accounts Receivable As Of 9/30/23 | \$ 6,177.00 |
| Available Funds As Of 9/30/23 | \$ 105,697.77 |

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

| | <u>Oct 22 - Sept 23</u> | <u>22-23 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|-------------------------|---------------------|-------------------------|----------------------|
| Income | | | | |
| 01-3100 · Administrative Assessment | 75,288.19 | 74,695.00 | 593.19 | 100.79% |
| 01-3200 · Maintenance Assessment | 25,707.10 | 25,707.00 | 0.10 | 100.0% |
| 01-3810 · Debt Assessments | 255,997.30 | 255,996.00 | 1.30 | 100.0% |
| 01-3820 · Debt Assess-Paid To Trustee | -243,727.20 | -240,636.00 | -3,091.20 | 101.29% |
| 01-3830 · Assessment Fees | -3,429.57 | -7,128.00 | 3,698.43 | 48.11% |
| 01-3831 · Assessment Discounts | -13,655.21 | -14,256.00 | 600.79 | 95.79% |
| 01-6000 · Developer Contribution | 6,177.00 | 0.00 | 6,177.00 | 100.0% |
| 01-9410 · Interest Income (GF) | 4,332.15 | 24.00 | 4,308.15 | 18,050.63% |
| Total Income | <u>106,689.76</u> | <u>94,402.00</u> | <u>12,287.76</u> | <u>113.02%</u> |
| Expense | | | | |
| 01-1310 · Engineering | 3,096.00 | 2,100.00 | 996.00 | 147.43% |
| 01-1311 · Management Fees | 28,812.00 | 28,812.00 | 0.00 | 100.0% |
| 01-1315 · Legal Fees | 16,156.90 | 14,000.00 | 2,156.90 | 115.41% |
| 01-1318 · Assessment/Tax Roll | 6,500.00 | 6,500.00 | 0.00 | 100.0% |
| 01-1320 · Audit Fees | 3,700.00 | 3,700.00 | 0.00 | 100.0% |
| 01-1450 · Insurance | 5,842.00 | 5,800.00 | 42.00 | 100.72% |
| 01-1480 · Legal Advertisements | 284.68 | 1,400.00 | -1,115.32 | 20.33% |
| 01-1512 · Miscellaneous | 288.62 | 1,150.00 | -861.38 | 25.1% |
| 01-1513 · Postage and Delivery | 249.49 | 225.00 | 24.49 | 110.88% |
| 01-1514 · Office Supplies | 229.00 | 725.00 | -496.00 | 31.59% |
| 01-1515 · Website management | 1,500.00 | 1,500.00 | 0.00 | 100.0% |
| 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 | 500.00 | 1,000.00 | -500.00 | 50.0% |
| 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>71,364.94</u> | <u>94,402.00</u> | <u>-23,037.06</u> | <u>75.6%</u> |
| Net Income | <u><u>35,324.82</u></u> | <u><u>0.00</u></u> | <u><u>35,324.82</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 | |
| | | | | | | | | | \$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 | 7 | Miami-Dade Tax Collector | 04/07/23 | NAV Taxes | \$ 6,879.63 | | \$ (68.81) | | \$ 6,810.82 | \$ 1,441.93 | \$ 496.05 | \$ 4,941.65 | \$ 1,427.47 | \$ 491.10 | \$ 4,892.25 | \$ 4,892.25 |
| 9 | 8 | Miami-Dade Tax Collector | 05/10/23 | NAV Taxes/Interest | \$ 1,250.84 | \$ 37.52 | \$ (12.88) | | \$ 1,275.48 | \$ 299.66 | \$ 90.20 | \$ 898.50 | \$ 296.63 | \$ 89.30 | \$ 889.55 | \$ 889.55 |
| 10 | Int - 2 | Miami-Dade Tax Collector | 05/17/23 | Interest | | \$ 21.97 | | | \$ 21.97 | \$ 21.97 | | | \$ 21.97 | | | \$ - |
| 11 | 9 | Miami-Dade Tax Collector | 06/07/23 | NAV Taxes/Interest | \$ 1,250.84 | \$ 37.52 | \$ (12.88) | | \$ 1,275.48 | \$ 299.66 | \$ 90.20 | \$ 898.50 | \$ 296.63 | \$ 89.30 | \$ 889.55 | \$ 889.55 |
| 12 | 10 | Miami-Dade Tax Collector | 06/23/23 | NAV Taxes/Interest (TC) | \$ 3,028.32 | \$ 136.28 | \$ (31.65) | | \$ 3,132.95 | \$ 765.80 | \$ 228.80 | \$ 2,170.00 | \$ 758.10 | \$ 226.55 | \$ 2,148.30 | \$ 2,148.30 |
| 13 | Int - 3 | Miami-Dade Tax Collector | 08/09/23 | Interest | | \$ 16.87 | | | \$ 16.87 | \$ 16.87 | | | \$ 16.87 | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$356,400.37 | \$ 592.22 | \$ (3,429.57) | \$ (13,655.21) | \$ 339,907.81 | \$ 75,288.19 | \$ 25,707.10 | \$ 255,997.30 | \$ 71,705.16 | \$ 24,475.45 | \$ 243,727.20 | \$ 243,727.20 |

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.

| | |
|-----------------|-----------------|
| \$ 356,400.37 | |
| \$ 592.22 | \$ 339,907.81 |
| \$ (75,288.19) | \$ (24,475.45) |
| \$ (25,707.10) | \$ (71,705.16) |
| \$ - | \$ (243,727.20) |
| \$ (255,997.30) | \$ - |
| \$ - | \$ (0.00) |

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 20, 2023

RE: 2023 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2023 – 134, Laws of Florida (SB 346). The legislation requires contracts for construction services between a local government entity and a contractor to include a “punch list”¹ of items required to render complete, satisfactory, and acceptable the construction services contracted for, which punch list outlines the estimated cost of each item necessary to complete the work. The law requires local governments to pay all portions of the contract balance, except for 150 percent of the portion of the contract balance attributed to those projects on the punch list, within 20 days after the punch list is created, subject to certain exceptions. The legislation limits a local government’s ability to withhold payment of certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds. The law clarifies that a local government must pay the undisputed portions of a contract within 20 days of the request for payment. Lastly, the legislation amends the definition of “public works project” in section 255.0992, F.S., to include any construction, maintenance, repair, renovation, remodeling, or improvement activity that is paid for with state-appropriated funds. The effective date of this act is July 1, 2023.

2. Chapter 2023 – 17, Laws of Florida (SB 102). The legislation makes various changes and additions to affordable housing related programs and policies at both the state and local level. With regard to local governments, the law:

- Preempts local government requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.

¹ The punch list is created within a contractually-specified timeframe after the contractor reaches substantial completion of the construction services as defined in the contract, or if that is not defined, then after the project reaches beneficial occupancy or use. If the contract is valued at less than \$10 million, then the punch list must be developed within 30 calendar days; if the contract is valued at \$10 million or more, then the punch list must be developed within 45 calendar days.

- Removes a local government’s ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes a provision that allows local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the Florida Housing Finance Corporation, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under that initiative are valid.

The effective date of this act is July 1, 2023.

3. Chapter 2023 – 31, Laws of Florida (SB 1604). The law makes a number of changes relating to comprehensive plans and land development regulations. Of interest to special districts, section 4 of the legislation amends section 189.031, F.S., to preclude independent special districts from complying with the terms of any development agreement, which is executed within three months preceding the effective date of a law, which modifies the manner of selecting members of the governing body of the special district from election to appointment or appointment to election. The newly elected or appointed governing body of the special district must review within four months of taking office any such development agreement and vote on whether to seek readoption of the agreement. The law applies to any development agreement that is in effect on, or is executed after July 1, 2023, which is the effective date of this law. Section 4 of the Act expires July 1, 2028, unless reviewed and reenacted by the Legislature.

4. Chapter 2023 – 28, Laws of Florida (HB 3). This legislation codifies and extends the policy adopted by the Trustees² requiring all investment decisions relating to the state retirement system be based solely on pecuniary factors³. The law extended that policy to all funds managed by the State Board of Administration (SBA), all funds of the state Treasury, all local government retirement plans, investments of local government surplus funds, and investments of funds raised by citizen support and direct-support organizations. Investment managers who invest public funds on behalf of any of these entities may not sacrifice investment return or take additional investment risk to promote any non-pecuniary factor. The law requires any contract between a governmental

² The Governor, Chief Financial Officer, and Attorney General serve as the SBA’s Board of Trustees.

³ The term “pecuniary factor” is defined as a factor that is expected “to have a material effect on the risk or return of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

entity⁴ and an investment manager executed, amended, or renewed on or after July 1, 2023, to contain a provision requiring the investment manager to include a disclaimer in an external communication, if the communication is to a company in which the investment manager has invested public funds and discusses social, political, or ideological interests. The required disclaimer must state: “The views and opinions expressed in this communication are those of the sender and do not reflect the views and opinions of the people of the state of Florida.” All contracts with investment managers executed, amended, or renewed on or after July 1, 2023, may be unilaterally terminated if certain communications of an investment manager include discussion of social, political, or ideological interests and omit the required disclaimer.

In addition, the legislation prohibits bond issuers⁵ from issuing an environmental, social, and corporate governance (ESG) bond or paying for a third-party verifier that certifies or verifies that a bond may be designated or labeled as an ESG bond⁶, renders opinions or produces a report on ESG compliance, among other ESG-related services. Issuers are also prohibited from contracting with a rating agency whose ESG scores for the issuer will have a direct, negative impact on the issuer’s bond ratings.

The act further prohibits consideration of social, political, or ideological beliefs in state and local government contracting, and explicitly notes that this includes all political subdivisions of the state. Specifically, the law prohibits an awarding body from (1) requesting documentation or considering a vendor’s social, political, or ideological beliefs when determining if the vendor is a responsible vendor; or (2) giving a preference to a vendor based on the vendor’s social, political, or ideological beliefs.

Lastly, the legislation amends the definition of a “qualified public depository” to prohibit government entities from depositing funds in banks that make it a practice to deny or cancel services of their customers based on a person’s political opinions, speech, affiliations, lawful ownership or sales of firearms, production of fossil fuels or other factors related to ESG. Pursuant to current law, all public deposits may only be deposited in a qualified public depository. The effective date of this legislation is July 1, 2023.

5. Chapter 2023 – 32, Laws of Florida (SB 258). The legislation bans the use of prohibited applications⁷ on devices issued to an employee or officer by a public employer, or otherwise used on a network that is owned, operated, or maintained by a public employer. This law requires the Department of Management Services (DMS) to create and maintain a list of prohibited applications of any Internet application that it deems to present a security risk in the form of

⁴ The law defines “governmental entity” to mean a state, regional, county, municipal, special district, or other political subdivision whether executive, judicial, or legislative, including, but not limited to, a department, division, board, bureau, commission, authority, district, or agency thereof, or a public school, Florida College System institution, state university, or associated board.

⁵ Any public body corporate and politic authorized or created by general or special law and granted the power to issue bonds.

⁶ An ESG bond is any bond that has been designated or labeled as a bond that will be used to finance a project with an ESG purpose, including, but not limited to, green bonds, Certified Climate Bonds, GreenStar designated bonds, and other environmental bonds marketed as promoting a generalized or global environmental objective; social bonds marketed as promoting a social objective; and sustainability bonds and sustainable development goal bonds marketed as promoting both environmental and social objectives. It includes bonds self-designated by the issuer as ESG-labeled bonds and those designated as ESG-labeled bonds by a third-party verifier.

⁷ A “prohibited application” is defined as any application that participates in certain activities, such as conducting cyber-espionage against a public employer, and that is created, maintained, or owned by a foreign principal.

unauthorized access to, or temporary unavailability of the public employer’s records, digital assets, systems, networks, servers, or information. Public employers must block access to any prohibited application via their wireless networks and virtual private networks; restrict access to any prohibited application on any government cell phone, laptop, desktop computer, tablet computer, or other electronic device that can connect to the Internet that has been issued to an employee or officer for a work-related purpose; and retain the ability to remotely wipe and uninstall any prohibited application from any such device that is believed to have been adversely impacted by a prohibited application. The legislation requires an employee or officer of a CDD to remove any prohibited application from his or her government-issued device within 15 days of the DMS’ publication of its list of prohibited applications, and within 15 days of any subsequent update to the list of prohibited applications. The effective date of this legislation is July 1, 2023.

6. Chapter 2023 – 33, Laws of Florida (SB 264). The legislation restricts the issuance of government contracts or economic development incentives to foreign entities that are owned by, controlled by or organized under the laws of a foreign country of concern⁸. The law further prohibits a foreign principal⁹ from owning or acquiring agricultural land or other interests in real property on or within 10 miles of a military installation or critical infrastructure facility. A foreign principal that owns agricultural land acquired before July 1, 2023, may continue to hold such land and must register with the Florida Department of Agriculture and Consumer Services (DACS) by January 1, 2024. If the property owned or acquired before July 1, 2023, is on or within 10 miles of a military installation or critical infrastructure facility, the foreign principal must similarly register with the Department of Economic Opportunity by December 31, 2023. The law prohibits the People’s Republic of China, the Chinese Communist Party, its officials and members, other political party official or members, other legal entities or subsidiaries organized under the laws of, or having a principal place of business in, China or its political subdivisions, or other persons domiciled in China, who are not U.S. citizens or lawful permanent residents of the United States, from purchasing or acquiring an interest in, real property in Florida. Finally, the act amends s. 836.05, F.S., relating to criminal threats and extortion, to provide that a person who violates the statute while acting as a foreign agent for the purpose of benefitting a foreign country of concern, commits a first degree felony. The effective date of this legislation is July 1, 2023.

7. Chapter 2023 – 264, Laws of Florida (SB 7008). The legislation amends Section 119.071(3)(c)1., F.S., to save from repeal, the public records exemption for information relating to the following information held by an agency:

- Building plans;
- Blueprints;
- Schematic drawings; and

⁸ The People’s Republic of China, The Russian Federation, The Islamic Republic of Iran, The Democratic People’s Republic of Korea, The Republic of Cuba, The Venezuelan Regime of Nicolas Maduro, or The Syrian Arab Republic, including any agency of or other entity within significant control of such foreign country of concern.

⁹ “Foreign principal” means: The government or any official of the government of a foreign country of concern; A political party or member of a political party or any subdivision of a political party in a foreign country of concern; A partnership, association, corporation, organization, or other combination of persons organized under the laws of, or having its principal place of business in, a foreign country of concern, or a subsidiary of such entity; or o Any person who is domiciled in a foreign country of concern and is not a citizen or lawful permanent resident of the United States.

- Diagrams, including draft, preliminary, and final formats, which depict the internal layout or structural elements of an attractions and recreation facility, entertainment or resort complex, industrial complex, retail and service development, office development, health care facility, or hotel or motel development.

The effective date of this act is October 1, 2023.

8. Chapter 2023 – 75, Laws of Florida (HB 7007). The legislation removes the scheduled repeal date of the public record and public meeting exemptions for security or fire safety system plans under Sections 119.071(3)(a) and 286.0113(1), F.S., thereby maintaining the public record and public meeting exemptions for such plans. The effective date of this act is October 1, 2023.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

| Date elected or appointed | Annual Training Completed By |
|-----------------------------|--|
| Current Officer/Supervisor | December 31, 2024 (recommend completion by July 1, 2024) |
| January 1 – March 31, 2024 | December 31, 2024 |
| April 1 – December 31, 2024 | December 31, 2025 |

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency is shall not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, or elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, or elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

June 7, 2023

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

**Re: Century Park South Community Development District
District Engineer's Report for Fiscal Year 2023-2024
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2020.**

Dear Ms. Perez,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park South Community Development District (the "District" or "CDD") and U.S. Bank National Association, as Trustee, dated February 1, 2020, as it relates to the Special Assessment Bonds, Series 2020 pertaining to the East and West Parcel Projects.

The East Parcel Project has been completed. The drainage system was conveyed to the District for ownership, operation, and maintenance. The West Parcel Project is under construction; the water, sewer and drainage systems were completed and conveyed to the District. The roads, landscaping, irrigation, and entrance features are still being built. The District was granted a blanket easement over the entire West Parcel for construction and infrastructure acquisition purposes.

Based on periodic visits and inspections, and review of District documents, we find that the CDD public infrastructure currently owned by the District in the East Parcel is being maintained in good working order and condition. In the West Parcel, construction is proceeding normally, with District-owned infrastructure still under the protection and care of the Contractor. We find that, for Fiscal Year 2023-2024, the District's proposed amounts budgeted for maintenance expenditures are sufficient to properly maintain, repair and operate the infrastructure owned by, and under the care of, the CDD.

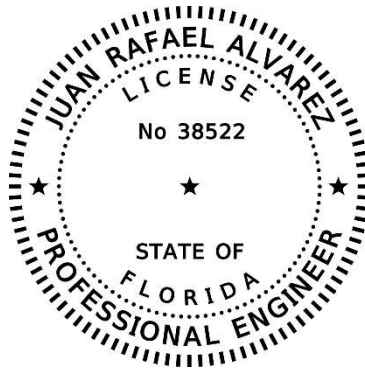
Exhibit 1 depicts the location of the District; Exhibit 2 illustrates the boundary of the CDD, as well as information about the blanket easement granted to the CDD on the West Parcel.

The District currently carries general liability; hired non-owned auto; employment practices and public officials liability insurance under Agreement No. 100122449 with Florida Insurance Alliance and has budgeted sufficient funds for its renewal.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

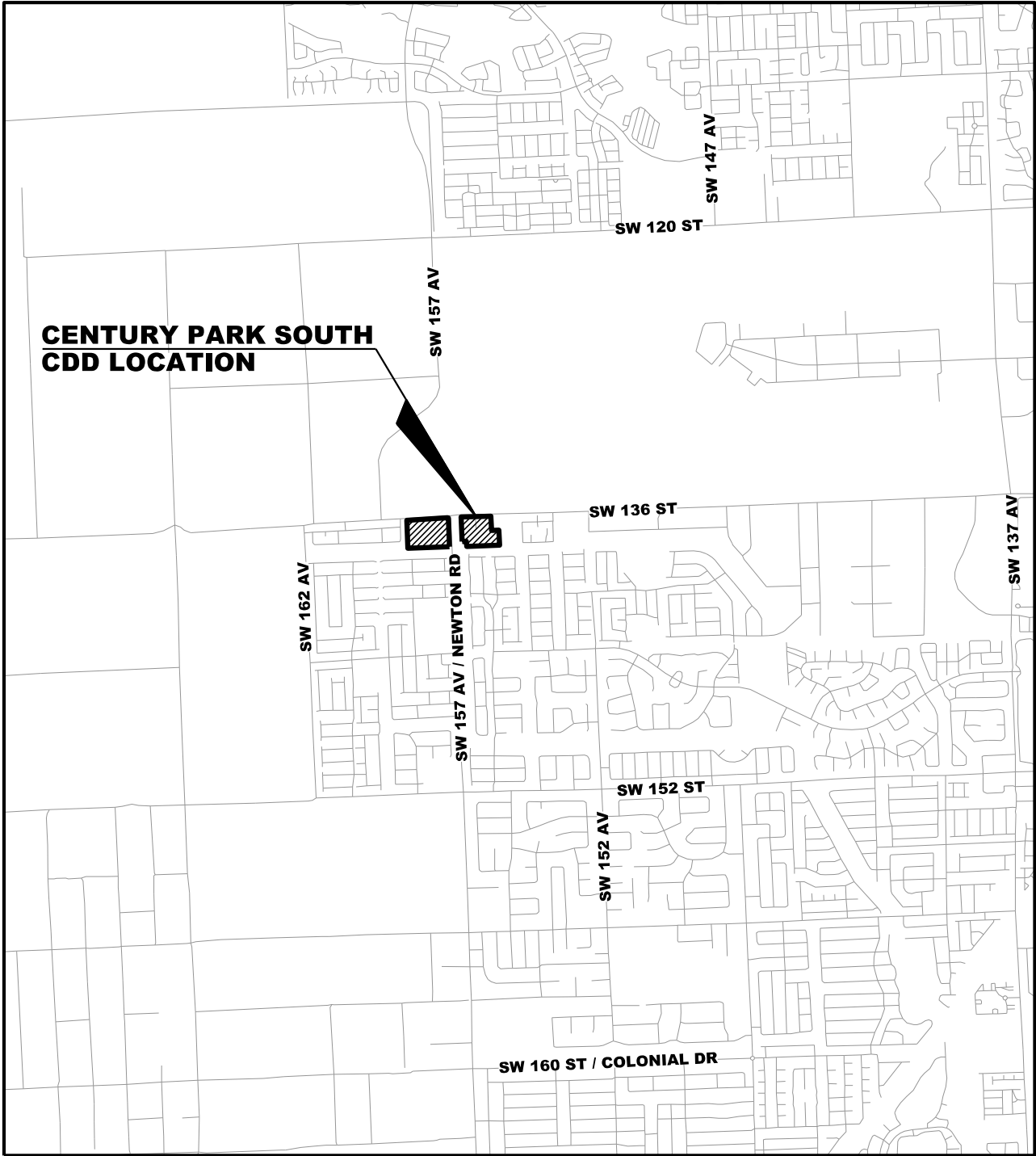
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 7, 2023

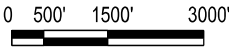
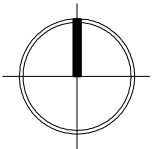


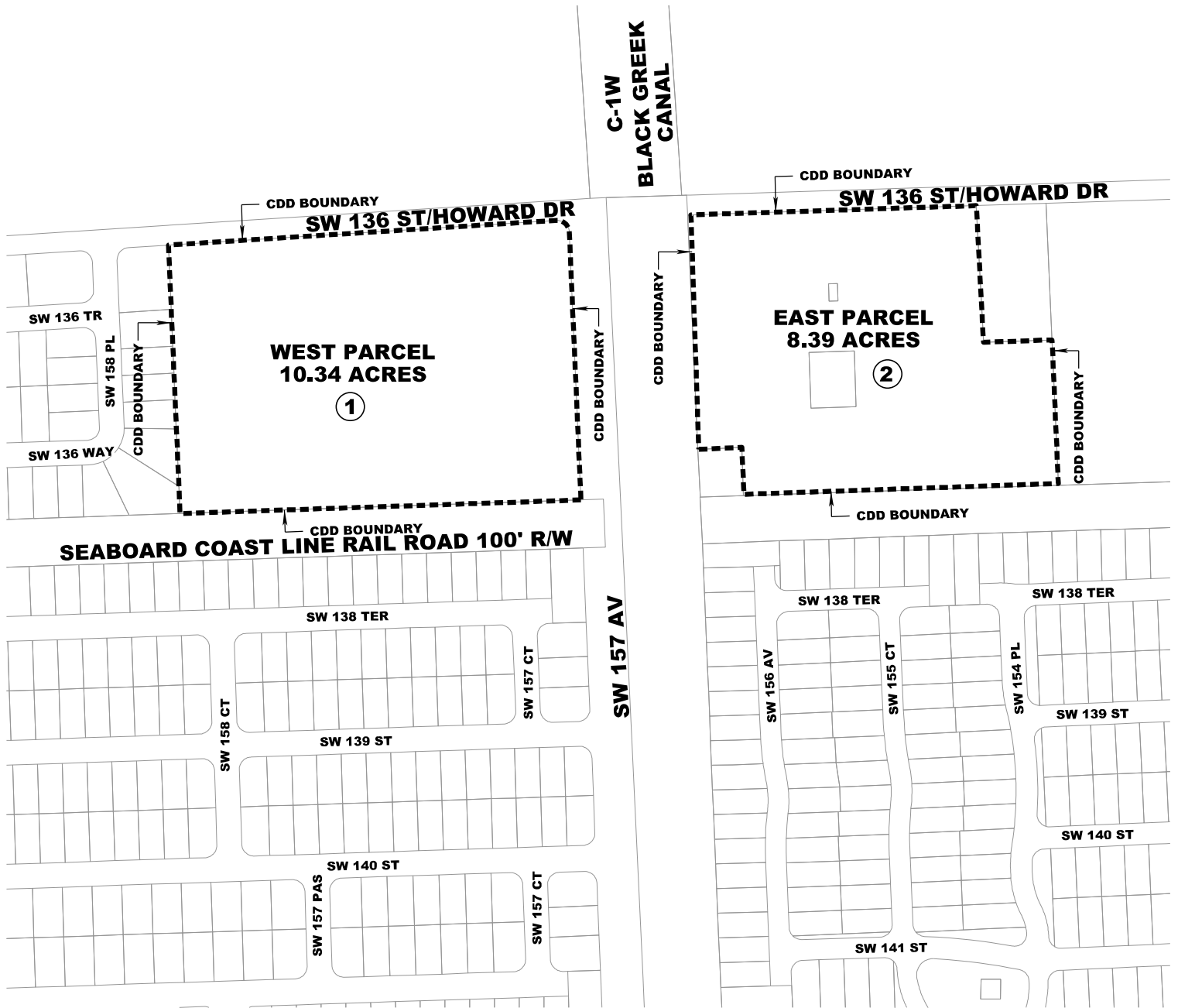
This item has been digitally signed and sealed
by Juan R. Alvarez, PE on June 7, 2023.

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



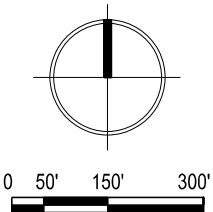
ALVAREZ ENGINEERS, INC.
CENTURY PARK SOUTH CDD
LOCATION MAP





- CDD EASEMENT
- ① FOLIO: 30-5920-000-0060
ESMT: ORB 33815 PG 2643
CATEGORY: BLANKET EASEMENT
 - ② FOLIO: 30-5921-034-0850
ESMT: ORB 33534 PG 3478
CATEGORY: DRAINAGE EASEMENT

ALVAREZ ENGINEERS, INC.
CENTURY PARK SOUTH CDD
CDD EASEMENTS



November 14, 2023

RE: Century Park South Community Development District Auditor Renewal

At the November 10, 2020 Century Park South Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2020, 9-30-2021 and 9-30-2022 year end audits of the District with an option to perform the 9-30-2023 and 9-30-2024 audit.

The fees for the 9-30-2020 audit were \$3,500. The fees for the 9-30-2021 audit were \$3,600. And the fees for the 9-30-2022 audit were \$3,700. The proposed fee for the 9-30-2023 audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2023/2024. And the proposed fee for the 9-30-2024 audit is \$3,900.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2023 and 9-30-2024 audits for Grau & Associates.

Special District Services, Inc.