



FL Certificate of Authorization No. 7538
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June 24, 2024

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 2024-2025
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 and West Parcel Projects have been completed. The drainage system in the East Parcel was conveyed to the District for ownership, operation, and maintenance and a drainage easement was granted to the CDD (ORB 33534, PG 3478). The land and the fixtures within Tracts A, B, D, E, F, G, H, I, J, K, L including sidewalks, roadways, curbs and gutters, drainage systems, pavement markings and signs, landscaping and irrigation, and entrance features were conveyed to the District (ORB 34052, PG 1694). The water and sewer systems in both parcels were conveyed to Miami-Dade County. The blanket easement that was granted to the District over the entire West Parcel for construction and infrastructure acquisition purposes was terminated in ORB 34098 PG 3881.

Based on periodic visits and inspections, and review of District documents, we find that the CDD public infrastructure currently owned by the District in both the East and West parcels is being maintained in good working order and condition. We find that, for Fiscal Year 2024-2025, 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.

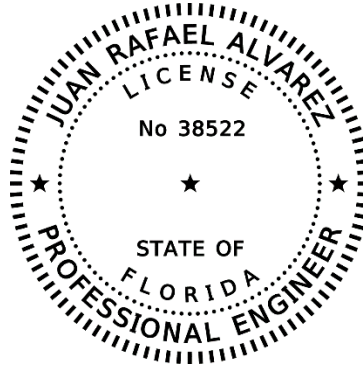
Exhibit 1 depicts the location of the District; Exhibit 2 illustrates the boundary of the CDD, as well as the property and easements granted to the CDD.

The District currently carries general liability; hired non-owned auto; employment practices and public officials liability insurance under Agreement No. 100123449 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.

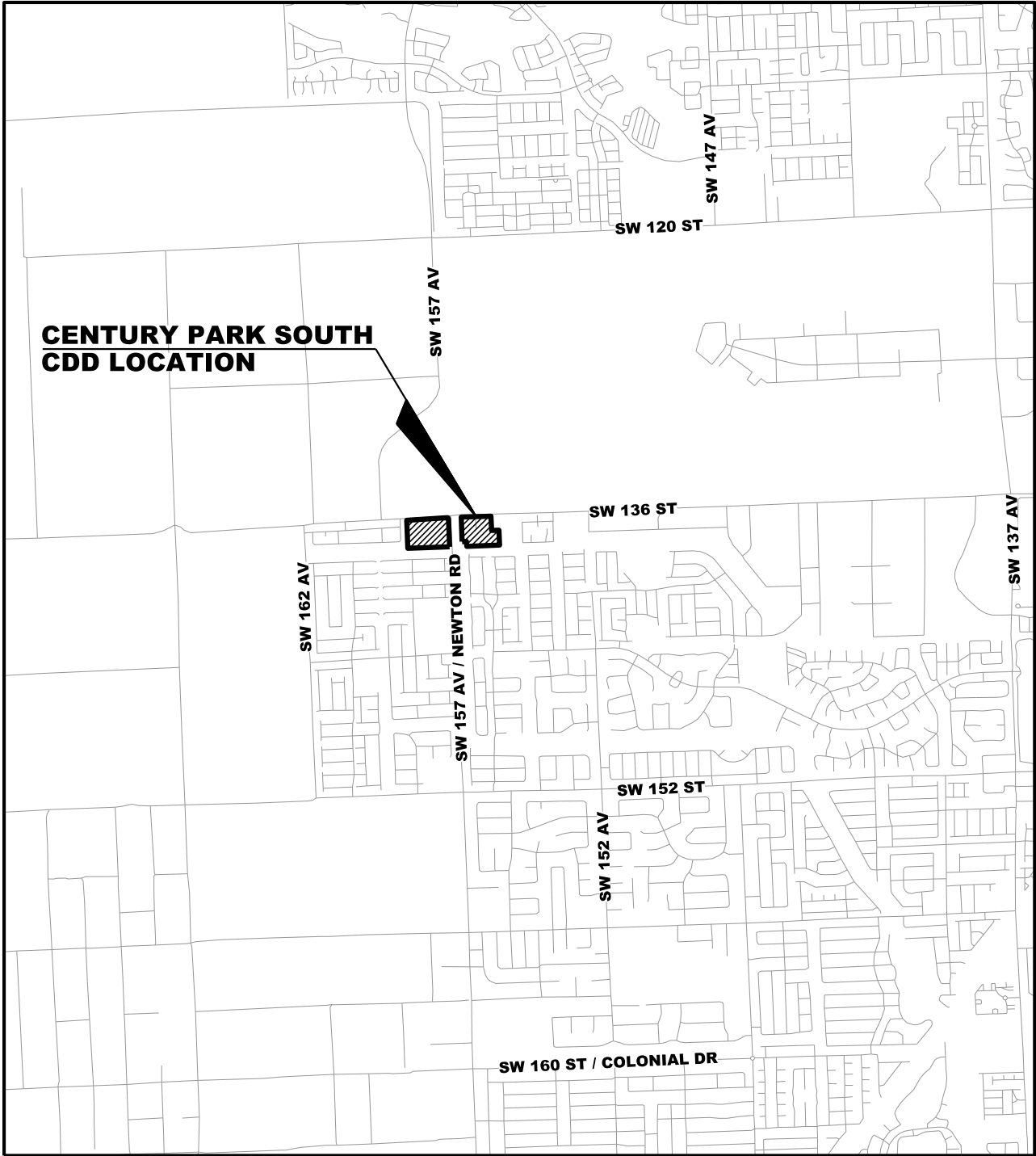
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 24, 2024

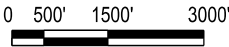
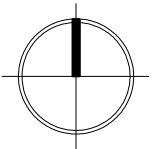


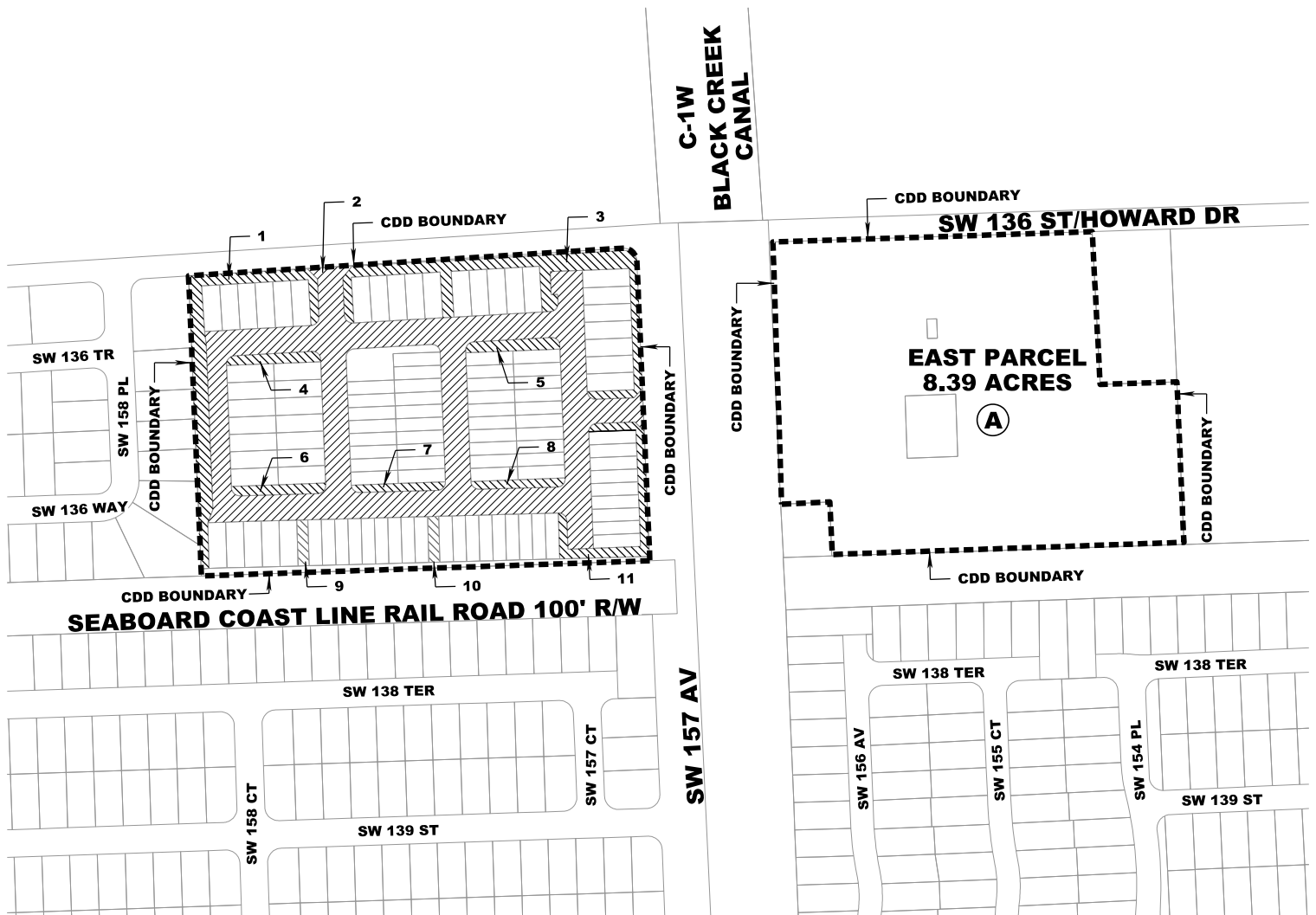
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 24, 2024.

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





OWNERSHIP

- 1** TRACT "H" (PB 176, PG 67)
FOLIO: 30-5920-012-1150
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 2** TRACT "A" (PB 176, PG 67)
FOLIO: 30-5920-012-1080
QCD ORB 34052 PG 1694
CATEGORY: INGRESS-EGRESS
- 3** TRACT "I" (PB 176, PG 67)
FOLIO: 30-5920-012-1160
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 4** TRACT "B" (PB 176, PG 67)
FOLIO: 30-5920-012-1090
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 5** TRACT "D" (PB 176, PG 67)
FOLIO: 30-5920-012-1110
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 6** TRACT "G" (PB 176, PG 67)
FOLIO: 30-5920-012-1140
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 7** TRACT "F" (PB 176, PG 67)
FOLIO: 30-5920-012-1130
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 8** TRACT "E" (PB 176, PG 67)
FOLIO: 30-5920-012-1120
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 9** TRACT "L" (PB 176, PG 67)
FOLIO: 30-5920-012-1190
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 10** TRACT "K" (PB 176, PG 67)
FOLIO: 30-5920-012-1180
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS
- 11** TRACT "J" (PB 176, PG 67)
FOLIO: 30-5920-012-1170
QCD ORB 34052 PG 1694
CATEGORY: COMMON AREAS

EASEMENTS

- A** FOLIO: 30-5921-034-0850
ESMT: ORB 33534 PG 3478
CATEGORY: DRAINAGE EASEMENT

ALVAREZ ENGINEERS, INC.

**CENTURY PARK SOUTH CDD
CDD LAND OWNERSHIP AND EASEMENTS**

EXHIBIT 2

