



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 13, 2025
6:00 P.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
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
March 13, 2025
6:00 p.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
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- G. Old Business
- H. New Business
 - 1. Resolution No. 2025-01 – Redesignating CDD Checking Account Signers.....Page 8
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- J. District Counsel Report
 - 1. Stormwater System Legal Requirements Update Memorandum.....Page 23
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
147774	609714	Print Legal Ad-IPL02031630 - IPL0203163	FISCAL YEAR 2024/2025 R	\$718.03	2	48 L

Attention: Century Park
 Century Park South CDD
 2501A Burns Road
 Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

**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 Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m. on the following dates:

- November 14, 2024**
- January 16, 2025**
- March 13, 2025**
- May 15, 2025**
- September 11, 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 ensure 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
 IPL0203163
 Nov 7 2024

**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 The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:
 11/07/24

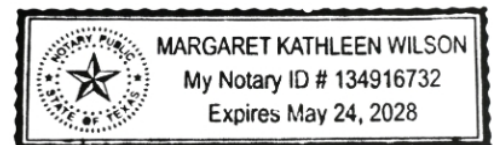
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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!

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 14, 2024**

A. CALL TO ORDER

Mrs. Perez called the November 14, 2024, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 6:04 p.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 the notice of the Regular Board Meeting had been published in the *Miami Herald* on November 7, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

Also in attendance were District Manager Gloria Perez & Associate District Manager Pablo Jerez of Special District Services, Inc.; District Counsel Ginger Wald of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were the following:

Ana M. Ibarra
Adalid Davila
Noel A. Barrientos

D. INTRODUCTION OF RESIDENTS INTERESTED IN JOINING THE DISTRICT BOARD

Ana M. Ibarra, Adalid Davila and Noel Barrientos each introduced themselves and expressed their interest in joining the District Board.

E. CONSIDER RESIGNATIONS AND APPOINTMENTS OF NEW BOARD MEMBERS

1. Consider Resignation of Supervisor Hernandez and Declare Vacancy in Seat No. 1

A MOTION was made by Supervisor Albo and passed accepting Pedro Hernandez’s resignation from Seat No. 1, effective August 1, 2024, and simultaneously declaring a vacancy in Seat No. 1.

2. Consider Resignation of Supervisor Laygre and Declare Vacancy in Seat No. 2

A MOTION was made by Supervisor Albo and passed accepting Florence Laygre’s resignation from Seat No. 2, effective August 26, 2024, and simultaneously declaring a vacancy in Seat No. 2.
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3. Consider Resignation of Supervisor Manso and Declare Vacancy in Seat No. 3

A **MOTION** was made by Supervisor Albo and passed accepting Diana Manso's resignation from Seat No. 3, effective August 13, 2024, and simultaneously declaring a vacancy in Seat No. 3.

Appointments were made as follows:

SEAT # 1

A **MOTION** was made by Supervisor Albo and passed approving the appointment of Ana M. Ibarra to fill the vacancy and unexpired term of office in Seat No. 1, which term expires in 2027. Ms. Ibarra previously provided all the necessary documentation, and it has been determined that she is a qualified candidate eligible for appointment.

Administer Oath of Office & Review Board Member Responsibilities and Duties

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Ms. Ibarra and provided her with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. Information regarding Form 1 was provided along with a copy of the Florida Commission on Ethics.

SEAT # 2

A **MOTION** was made by Supervisor Ibarra, seconded by Supervisor Albo and unanimously passed appointing Adalid Davila to fill the vacancy and unexpired term of office in Seat No. 2, which term expires in 2025. Mr. Davila previously provided all the necessary documentation, and it has been determined that he is a qualified candidate eligible for appointment.

Administer Oath of Office & Review Board Member Responsibilities and Duties

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Mr. Davila and he was provided with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. Information regarding Form 1 was provided along with a copy of the Florida Commission on Ethics

SEAT # 3

A **MOTION** was made by Supervisor Albo, seconded by Supervisor Ibarra and unanimously passed appointing Noel Barrientos to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2027. Mr. Barrientos previously provided all the necessary documentation, and it has been determined that he is a qualified candidate eligible for appointment.

Administer Oath of Office & Review Board Member Responsibilities and Duties

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Mr. Barrientos and he was provided with the standard New Board Member package outlining responsibilities and

duties and containing all the appropriate forms to be completed and submitted. Information regarding Form 1 was provided along with a copy of the Florida Commission on Ethics

4. Consider Resignation of Supervisor Albo and Declare Vacancy in Seat No. 4

Mrs. Albo announced her resignation from the Board, effective as of this evening.

A **MOTION** was made by Supervisor Ibarra, seconded by Supervisor Davila and unanimously passed accepting Sandra Albo's resignation from Seat No. 4, effective as of November 14, 2024, and simultaneously declaring a vacancy in Seat No. 4.

F. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva and Nancy Nguyen as Assistant Secretaries and herself as Secretary/Treasurer and further indicated that nominations would be in order for Chairperson and Vice-Chair with the remaining Supervisor being designated as an Assistant Secretary.

A discussion ensued and the following slate of officers was nominated:

- Chairperson – Ana M. Ibarra
- Vice Chairperson – Noel Barrientos
- Assistant Secretary – Adalid Davila
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries – Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Barrientos, seconded by Supervisor Ibarra and unanimously passed electing the above Slate of Officers, as nominated.

Mrs. Albo then excused herself from the meeting.

Ms. Wald provided an overview of the Supervisors' responsibilities, required documentation/training and the Sunshine Law.

G. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez noted, pursuant to Florida Statute, Board Members are "entitled to receive for his or her services an amount not to exceed \$200 per meeting of the board of supervisors, not to exceed \$4,800 per year per supervisor" and therefore the Board may consider receiving compensation.

A **MOTION** was made by Supervisor Barrientos, seconded by Supervisor Davila and unanimously passed approving Board Member compensation in the amount of \$200 per meeting pursuant to *Florida Statutes* 190.006, effective as of this November 14, 2024 meeting.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public about items not on the agenda.

I. APPROVAL OF MINUTES

1. May 14, 2024, Public Hearing & Regular Board Meeting

The May 14, 2024, Public Hearing & Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Barrientos, seconded by Supervisor Davila and passed unanimously approving the minutes of the May 14, 2024, Public Hearing & Regular Board Meeting, as presented.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Ratification of District Actions Regarding the Notice of Board Member Solicitation

A **MOTION** was made by Supervisor Barrientos, seconded by Supervisor Davila and unanimously passed ratifying and approving District actions regarding the Notice of Board Member Solicitation, as presented.

2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 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, 2024. 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 Davila, seconded by Supervisor Ibarra and unanimously passed adopting Resolution No. 2024-05, as presented.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wald provided an overview of the resolution.

A **MOTION** was then made by Supervisor Davila, seconded by Supervisor Barrientos and passed unanimously adopting Resolution No. 2024-06, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through February 2024, noting that available funds as of September 30, 2024, were \$168,914.92.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and passed unanimously ratifying and approving the financials, as presented.

2. Accept and Receive 2024 Engineer's Report

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for the Board's review.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Ibarra and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

3. Update on the 2024 Legislative Session

Ms. Wald reviewed the Update on the 2024 Florida Legislative Session with the Board and elaborated on the portion related to the Goals and Objectives (addressed during a previous agenda item).

4. Supplement to the Legislative Session Update

Ms. Wald reviewed the Supplement to the Legislative Update that was presented in the meeting materials and elaborated on the newly required anti-human trafficking laws affidavit.

M. BOARD MEMBER/STAFF COMMENTS

There were no further comments from Board Members or staff.

N. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor Barrientos at 6:56 p.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, REDESIGNATING THE SIGNATORIES OF THE DISTRICT CHECKING ACCOUNT; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, The Century Park South Community Development District ("District") has previously established a District checking account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors of the District redesignates Todd Wodraska, Jason Pierman, Patricia Las Casas, Gloria Perez and Ana Ibarra to serve as the signatories on the District checking account.

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

Section 1. The above recitals are hereby adopted.

Section 2. The signature of two of the four signatories named herein will be required on all the District checks tendered from the District checking account as approved.

PASSED, ADOPTED and EFFECTIVE this 13th day of March, 2025.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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 2025/2026; 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 2025/2026 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: May 15, 2025

HOUR: 6:00 pm

LOCATION: Conference Room
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193

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 13th day of March, 2025.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2025/2026 Budget

Century Park South Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	78,144
Maintenance Assessments	47,622
Debt Assessments	255,996
Developer Contribution	0
Interest Income	960
TOTAL REVENUES	\$ 382,722
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	3,000
Payroll Taxes	230
Management	31,440
Legal	16,000
Assessment Roll	6,500
Audit Fees	4,000
Insurance	7,000
Legal Advertisements	2,500
Miscellaneous	800
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	1,000
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 79,645
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	\$ 124,410
REVENUES LESS EXPENDITURES	\$ 258,312
Bond Payments	(240,636)
BALANCE	\$ 17,676
County Appraiser & Tax Collector Fee	(7,635)
Discounts For Early Payments	(15,271)
EXCESS/ (SHORTFALL)	\$ (5,230)
CARRYOVER FROM PRIOR YEAR	5,230
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	79,499	78,201	78,144	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	47,622	47,622	47,622	Expenditures/.94
Debt Assessments	255,996	255,996	255,996	Bond Payments/.94
Developer Contribution	0	0	0	
Interest Income	8,539	480	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 391,656	\$ 382,299	\$ 382,722	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	3,000	
Payroll Taxes	0	0	230	Supervisor Fees + 7.65%
Management	29,676	30,564	31,440	CPI Adjustment
Legal	10,441	17,000	16,000	\$1,000 Decrease From 2024/2025 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,800	3,900	4,000	\$100 Increase From 2024/2025 Budget
Insurance	6,280	7,000	7,000	Fiscal Year 2024/2025 Expenditure Was \$6,531
Legal Advertisements	1,758	2,200	2,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	219	900	800	\$100 Decrease From 2024/2025 Budget
Postage	151	275	275	No Change From 2024/2025 Budget
Office Supplies	296	625	575	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2024/2025 Budget
Continuing Disclosure Fee	500	1,000	1,000	No Change From 2024/2025 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2024/2025 Budget
Administrative Contingency	0	600	600	No Change From 2024/2025 Budget
Total Administrative Expenditures	\$ 65,327	\$ 76,289	\$ 79,645	
Maintenance Expenditures				
Engineering/Inspections	1,754	3,100	3,100	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	7,665	7,665	No Change From 2024/2025 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2024/2025 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2024/2025 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2024/2025 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2024/2025 Budget
Total Maintenance Expenditures	\$ 1,754	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 67,081	\$ 121,054	\$ 124,410	
REVENUES LESS EXPENDITURES	\$ 324,575	\$ 261,245	\$ 258,312	
Bond Payments	(244,158)	(240,636)	(240,636)	2026 Principal & Interest Payments
BALANCE	\$ 80,417	\$ 20,609	\$ 17,676	
County Appraiser & Tax Collector Fee	(3,687)	(7,636)	(7,635)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(13,980)	(15,273)	(15,271)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 62,750	\$ (2,300)	\$ (5,230)	
CARRYOVER FROM PRIOR YEAR	0	2,300	5,230	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 62,750	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	20,034	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	244,158	240,636	240,636	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 264,192	\$ 241,036	\$ 241,636	
EXPENDITURES				
Principal Payments	90,000	90,000	95,000	Principal Payments Due In 2026
Interest Payments	151,044	146,994	144,041	Interest Payments Due In 2026
Bond Redemption	0	4,042	2,595	Estimated Excess Debt Collections
Total Expenditures	\$ 241,044	\$ 241,036	\$ 241,636	
Excess/ (Shortfall)	\$ 23,148	\$ -	\$ -	

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 1/1/2025 =	\$3,905,000		

**Century Park South Community Development District
Assessment Comparison**

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative For Townhome Units	\$ 284.02	\$ 297.56	\$ 297.35	\$ 297.13
Maintenance For Townhome Units	\$ 97.76	\$ 84.00	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ -	\$ 238.63	\$ 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	\$ 1,507.19	\$ 1,745.60	\$ 1,745.39	\$ 1,745.17
Administrative For Condominium Units	\$ 284.02	\$ 297.56	\$ 297.35	\$ 297.13
Maintenance For Condominium Units	\$ 97.76	\$ 84.00	\$ 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	\$ 1,250.84	\$ 1,250.62	\$ 1,250.41	\$ 1,250.19

* 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 was 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 2025-03

**A RESOLUTION OF THE CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT’S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Century Park South Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF MARCH, 2025.

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Century Park South
Community Development District

**Financial Report For
February 2025**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Feb-25	Year To Date Actual 10/1/24 - 2/28/25
REVENUES			
Administrative Assessments	78,201	163	73,756
Maintenance Assessments	47,622	0	44,810
Debt Assessments	255,996	0	240,937
Interest Income	480	0	2,060
Total Revenues	\$ 382,299	\$ 163	\$ 361,563
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	30,564	2,547	12,735
Legal	17,000	0	2,830
Assessment Roll	6,500	0	0
Audit Fees	3,900	0	0
Insurance	7,000	0	6,531
Legal Advertisements	2,200	0	718
Miscellaneous	900	0	7
Postage	275	0	266
Office Supplies	625	8	180
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
Website Management & ADA Compliance	1,500	125	625
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 76,289	\$ 2,680	\$ 24,067
Maintenance Expenditures			
Engineering/Inspections	3,100	0	0
Miscellaneous Maintenance	7,665	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	\$ -	\$ -
TOTAL EXPENDITURES	\$ 121,054	\$ 2,680	\$ 24,067
REVENUES LESS EXPENDITURES	\$ 261,245	\$ (2,517)	\$ 337,496
Bond Payments	(240,636)	0	(225,880)
BALANCE	\$ 20,609	\$ (2,517)	\$ 111,616
County Appraiser & Tax Collector Fee	(7,636)	0	(3,451)
Discounts For Early Payments	(15,273)	0	(14,214)
EXCESS/ (SHORTFALL)	\$ (2,300)	\$ (2,517)	\$ 93,951
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,517)	\$ 93,951
Bank Balance As Of 2/28/25	\$ 297,054.74		
Accounts Payable As Of 2/28/25	\$ 34,304.54		
Accounts Receivable As Of 2/28/25	\$ -		
Available Funds As Of 2/28/25	\$ 262,750.20		

Century Park South Community Development District
Budget vs. Actual
October 2024 through February 2025

	Oct '24 - Feb 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	73,755.98	78,201.00	-4,445.02	94.32%
01-3200 · Maintenance Assessment	44,809.60	47,622.00	-2,812.40	94.09%
01-3810 · Debt Assessments	240,936.99	255,996.00	-15,059.01	94.12%
01-3820 · Debt Assess-Paid To Trustee	-225,880.19	-240,636.00	14,755.81	93.87%
01-3821 · Carryover from Prior Year	0.00	2,300.00	-2,300.00	0.0%
01-3830 · Assessment Fees	-3,451.25	-7,636.00	4,184.75	45.2%
01-3831 · Assessment Discounts	-14,214.17	-15,273.00	1,058.83	93.07%
01-9410 · Interest Income (GF)	2,059.86	480.00	1,579.86	429.14%
Total Income	118,016.82	121,054.00	-3,037.18	97.49%
Expense				
01-1311 · Management Fees	12,735.00	30,564.00	-17,829.00	41.67%
01-1315 · Legal Fees	2,829.50	17,000.00	-14,170.50	16.64%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
01-1450 · Insurance	6,531.00	7,000.00	-469.00	93.3%
01-1480 · Legal Advertisements	718.03	2,200.00	-1,481.97	32.64%
01-1512 · Miscellaneous	6.70	900.00	-893.30	0.74%
01-1513 · Postage and Delivery	266.19	275.00	-8.81	96.8%
01-1514 · Office Supplies	179.25	625.00	-445.75	28.68%
01-1515 · Website management	625.00	1,500.00	-875.00	41.67%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	0.00	4,050.00	-4,050.00	0.0%
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	0.00	3,100.00	-3,100.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	7,665.00	-7,665.00	0.0%
01-1816 · Sidewalks	0.00	4,000.00	-4,000.00	0.0%
Total Expense	24,065.67	121,054.00	-96,988.33	19.88%
Net Income	93,951.15	0.00	93,951.15	100.0%

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2024-2025**

#	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
									\$381,820	\$78,203	\$47,625	\$255,992	\$78,203	\$47,625	\$255,992	
									\$361,690	\$76,289	\$44,765	\$240,636	\$76,289	\$44,765	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 305,623.44		\$ (2,933.98)	\$ (12,225.45)	\$ 290,464.01	\$ 62,591.64	\$ 38,111.25	\$ 204,920.55	\$ 59,486.91	\$ 36,220.90	\$ 194,756.20	\$ 194,756.20
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 18,990.68		\$ (182.31)	\$ (759.67)	\$ 18,048.70	\$ 3,889.29	\$ 2,368.14	\$ 12,733.25	\$ 3,696.37	\$ 2,250.68	\$ 12,101.65	\$ 12,101.65
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 17,479.82		\$ (167.81)	\$ (699.22)	\$ 16,612.79	\$ 3,579.87	\$ 2,179.73	\$ 11,720.22	\$ 3,402.31	\$ 2,071.61	\$ 11,138.87	\$ 11,138.87
4	4	Miami-Dade Tax Collector	01/31/25	NAV Taxes	\$ 12,243.65		\$ (118.76)	\$ (367.29)	\$ 11,757.60	\$ 2,507.50	\$ 1,526.78	\$ 8,209.37	\$ 2,407.96	\$ 1,466.17	\$ 7,883.47	\$ 7,883.47
5	5	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 5,001.64		\$ (48.39)	\$ (162.54)	\$ 4,790.71	\$ 1,024.34	\$ 623.70	\$ 3,353.60	\$ 981.14	\$ 597.40	\$ 3,212.17	\$ 3,212.17
6	6	Miami-Dade Tax Collector	02/07/25	Interest		\$ 163.34			\$ 163.34	\$ 163.34			\$ 163.34			\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$359,339.23	\$ 163.34	\$ (3,451.25)	\$ (14,214.17)	\$ 341,837.15	\$ 73,755.98	\$ 44,809.60	\$ 240,936.99	\$ 70,138.03	\$ 42,606.76	\$ 229,092.36	\$ 229,092.36

Assessment Roll = 381,820.69

Collections
94.11%

Admin: 78,203.05
 Maint: 22,092.00
 West Maint: 25,533.41
 Debt: 255,992.23
 Total: 381,820.69

Total Maint: 47,625.41

Note: \$381,820, \$78,203, \$47,625 and \$255,992 are 2024/2025 budgeted assessments before discounts and fees.
 \$358,690, \$76,289, \$44,765, and \$240,636 are 2024/2025 budgeted assessments after discounts and fees.

\$ 359,339.23	
\$ 163.34	\$ 341,837.15
\$ (73,755.98)	\$ (42,606.76)
\$ (44,809.60)	\$ (70,138.03)
\$ -	\$ (229,092.36)
\$ (240,936.99)	\$ -
\$ -	\$ (0.00)

MEMORANDUM

TO: District Manager

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

DATE: February 10, 2025

RE: Stormwater system legal requirements update

As district counsel, throughout the year we continuously monitor state legislation and municipal and county ordinances that may be applicable to the governance and operation of our special district clients. Below is a summary of the current stormwater system requirements for Miami-Dade County, Florida (which include requirements imposed statewide by the Florida legislature, requirements for systems within the jurisdiction of the South Florida Water Management District (SFWMD), and requirements exclusive to Miami-Dade County imposed by county ordinances). We suggest that you review the legal requirements with the district engineer of each special district to ensure that appropriate inspections, reporting and funding for the applicable stormwater management system are in place.

2021 Requirements for Districts with Stormwater Systems:

In 2021, the Florida legislature created Section 403.9302, Florida Statutes, which required that local governments, including special districts, develop a 20-year needs analysis of the stormwater management system. This required each special district to provide a report no later than June 30, 2022, to the county in which the special district was located providing the following:

- (1) Description of stormwater management program or system and its facilities and projects;
- (2) Number of current and projected residents served in 5-year increments;
- (3) Current and projected service area for stormwater management program and system;
- (4) Current and projected costs of providing services in 5-year increments;
- (5) Estimated remaining useful life of facility or its major components;
- (6) Recent 5-year history of annual contributions and capital expenditures for maintenance or expansion; and
- (7) Special district's plan to fund the maintenance or expansion of the facility or its major components.

Each county was required to compile and submit a cumulative report to the state. Thereafter, the state issued a comprehensive report on its findings. Unless a further change in state legislation occurs, each special district must submit this stormwater management needs report again on **June 30, 2027**.

New Requirements for Districts with Stormwater Systems:
Chapter 2024-275, Laws of Florida

During this past legislative session, the state enacted Chapter 2024-275, effective June 28, 2024, known as the Florida Stormwater Ratification Bill, which codified several significant changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environment Protection (FDEP) (the “FDEP Handbook”).

Operation and Maintenance Plan:

As it relates to stormwater management systems, the FDEP Handbook requires that an applicant for construction, alteration or operation of a stormwater management system shall provide a written operation and maintenance plan (“O&M Plan”) at the time of application. The O&M Plan shall provide the following:

- (1) List and details of all stormwater system components, including location, type, how systems connect, etc.;
- (2) List and description of maintenance and inspection tasks for the system and its components (specific procedures provided);
- (3) Regular inspection and maintenance schedules;
- (4) Inspection checklists;
- (5) Copies of or references to pertinent sections of covenants, conditions, restrictions or other documents, permits approvals, and agreements that govern operation and maintenance of the stormwater system; and
- (6) Permitted or as-built plans of the stormwater system.

The O&M Plan must also include a list of after-hours telephone numbers for key maintenance personnel in case of emergencies and information necessary for reviewing copies of maintenance and inspection records. This O&M Plan must be maintained by the operation and maintenance entity, and if a third party performs the operation and maintenance, the permittee remains responsible for all the requirements.

Additional Inspections and Reports – Florida Requirements:

The new legislation also requires additional inspections and reports from districts with stormwater infrastructure. The FDEP Handbook provides that the applicant may propose a maximum frequency of inspections for a stormwater system of **5 years**, but FDEP may determine that the stormwater system requires a greater minimum frequency of inspections and includes a chart of the type of system and the inspection frequency for that system, which could require yearly inspections. The stormwater management system inspections conducted on or after **June 28, 2025**, require a qualified inspector to conduct the inspection and submit the reports. FDEP also has adopted additional requirements for each regional water management district, including the South Florida Water Management District (SFWMD). These additional requirements, including the inspection checklist, are available on SFWMD’s website (www.sfwmd.gov), which provides for the reporting requirements and signature of the inspector. The inspection report shall be submitted within **30 days** of the date of the inspection.

Transfer of Permits for Stormwater Management Systems:

Based on this new legislation and the requirements for permit applications, prior to the acceptance of the transfer of any permit for the stormwater management system, the district manager should obtain the O&M Plan from the developer and confirm that the above requirements have been met. Additionally, the district manager will need to budget for the required inspections and reporting by a qualified inspector.

New Requirements for Districts located in Miami-Dade County

Additional Inspections and Reports – Miami-Dade County Requirements:

In Miami-Dade County, the County Commission enacted an ordinance imposing new stormwater management reporting and inspection requirements which commence **3 years** after adoption of the ordinance (**September 4, 2027**). These new ordinance amendments require owners and operators of stormwater management systems that connect to or drain into a public right-of-way drainage infrastructure to certify the stormwater system and submit an asset inventory of the stormwater system and structures, inspections/maintenance records, and maintenance standard operating procedures to the County. After the first certification, the stormwater management system will need to be certified every **10 years thereafter**, unless the County determines an earlier recertification is required.

If the requirements above apply to the special district, the district manager should discuss with the district engineer the anticipated costs of certifying the stormwater system, including the asset inventory of the structures, maintenance standard operating procedures and maintenance report formats to comply with the new County requirements.

Miami-Dade County Class V Dewatering Permits:

Additionally, the Miami-Dade County Commission amended the code of ordinances to require **Class V permits** for dewatering operations associated with the cleaning and maintenance of stormwater management systems. Dewater means to discharge either on- or off-site water from an excavation, underground structure, or depressed lands, which includes the cleaning of stormwater infrastructure systems in the special districts. Presently, a special district, or its contractor, will need to apply for and obtain a permit from Miami-Dade County Department of Environmental Resource Management (DERM) prior to the stormwater cleaning. Previously, the special district did not have to obtain a permit from DERM to perform stormwater structure cleaning. There are multiple costs involved, which vary depending upon the length of time of the permit. According to the information provided by DERM, the fee for a one-year permit is \$2,150, as provided on the permit application form. The permit must be issued before work commences, otherwise there will be fines equal to double the permit cost imposed by Miami-Dade County. It is imperative that the permit be issued, and that this requirement is included in the agreement with a contractor. There are also other requirements that the contractor will need to adhere to as a part of the cleaning of the stormwater system under the permit, including, but not limited to, a description of the portion of the infrastructure to be cleaned, the equipment to be used for cleaning,

the standard operating procedure for the cleaning, details and specifications of required pre-treatment system if discharged into same stormwater infrastructure, information on how the filtrate will be collected, transported, and disposed of, details for the authorized facility where the solid content of the truck will be transported, visual inspection of the drainage structure and content for signs of contamination, and proper use of the equipment.

Recommendation

Taking all of these current and new requirements into account, it would benefit the special district for the district engineer to review the current stormwater management systems, including having the district engineer make a determination of: whether mapping is required to identify the location of the stormwater infrastructure, the current condition of the infrastructure, the required maintenance of the system, a maintenance plan, the estimate for the future needs of the stormwater system as a whole and the estimated costs for the regular maintenance (including permit costs) and future capital costs.