



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
MAY 15, 2025
11:00 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
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
SPECIAL BOARD MEETING
May 15, 2025
11:00 a.m.

A. Call to Order

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

C. Establish Quorum

D. Additions or Deletions to Agenda

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

F. Approval of Minutes

 1. November 14, 2024 Regular Board Meeting.....Page 2

G. Old Business

H. New Business

 1. Resolution No. 2025-01 – Redesignating CDD Checking Account Signers.....Page 8

 2. Resolution No. 2025-02 – Approving a Proposed Budget for FY 2025/2026.....Page 9

 3. Resolution No. 2025-03 – Registered Agent Change.....Page 17

I. Administrative & Operational Matters

 1. Financial Update.....Page 19

 2. Announce Landowners Meeting - November 13, 2025

 3. Qualified Elector (Registered Voter) Certification Announcement.....Page 23

 4. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025

J. District Counsel Report

K. Board Member & Staff Closing Comments

L. Adjourn

**NOTICE OF SPECIAL BOARD MEETING OF THE
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the “Board”) of the Century Park South Community Development District (the “District”) will hold a Special Board Meeting on May 15, 2025, at 11:00 a.m. in a Conference Room of the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193. The purpose of the Special Board Meeting is for the Board to consider agenda items and any other business that may properly come before it.

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

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

District Manager

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

PUBLISH: MIAMI HERALD 05/08/25

**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.

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 15th day of May, 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: July 21, 2025

HOUR: 11:00 a.m.

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 15th day of May, 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**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
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 15th DAY OF May, 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
March 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
REVENUES			
Administrative Assessments	78,201	512	75,036
Maintenance Assessments	47,622	312	45,589
Debt Assessments	255,996	1,677	245,129
Interest Income	480	0	2,060
Total Revenues	\$ 382,299	\$ 2,501	\$ 367,814
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	30,564	2,547	15,282
Legal	17,000	0	3,330
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	9	187
Dues & Subscriptions	175	0	175
Trustee Fees	4,050	0	4,031
Continuing Disclosure Fee	1,000	0	0
Website Management & ADA Compliance	1,500	125	750
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 76,289	\$ 2,681	\$ 31,277
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	\$ 2,681	\$ 31,277
REVENUES LESS EXPENDITURES	\$ 261,245	\$ (180)	\$ 336,537
Bond Payments	(240,636)	(1,643)	(233,176)
BALANCE	\$ 20,609	\$ (1,823)	\$ 103,361
County Appraiser & Tax Collector Fee	(7,636)	(25)	(3,513)
Discounts For Early Payments	(15,273)	(25)	(14,314)
EXCESS/ (SHORTFALL)	\$ (2,300)	\$ (1,873)	\$ 85,534
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (1,873)	\$ 85,534
Bank Balance As Of 3/31/25	\$ 268,840.70		
Accounts Payable As Of 3/31/25	\$ 14,507.35		
Accounts Receivable As Of 3/31/25	\$ -		
Available Funds As Of 3/31/25	\$ 254,333.35		

Century Park South Community Development District

Budget vs. Actual

October 2024 through March 2025

	Oct 24 - March 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	75,036.40	78,201.00	-3,164.60	95.95%
01-3200 · Maintenance Assessment	45,589.23	47,622.00	-2,032.77	95.73%
01-3810 · Debt Assessments	245,128.99	255,996.00	-10,867.01	95.76%
01-3820 · Debt Assess-Paid To Trustee	-233,176.04	-240,636.00	7,459.96	96.9%
01-3821 · Carryover from Prior Year	0.00	2,300.00	-2,300.00	0.0%
01-3830 · Assessment Fees	-3,512.77	-7,636.00	4,123.23	46.0%
01-3831 · Assessment Discounts	-14,314.20	-15,273.00	958.80	93.72%
01-9410 · Interest Income (GF)	2,059.86	480.00	1,579.86	429.14%
Total Income	116,811.47	121,054.00	-4,242.53	96.5%
Expense				
01-1311 · Management Fees	15,282.00	30,564.00	-15,282.00	50.0%
01-1315 · Legal Fees	3,329.50	17,000.00	-13,670.50	19.59%
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	187.50	625.00	-437.50	30.0%
01-1515 · Website management	750.00	1,500.00	-750.00	50.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,031.25	4,050.00	-18.75	99.54%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Administrative Contingency	0.00	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	31,277.17	121,054.00	-89,776.83	25.84%
Net Income	85,534.30	0.00	85,534.30	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	7	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 3,751.23		\$ (36.76)	\$ (75.03)	\$ 3,639.44	\$ 768.25	\$ 467.78	\$ 2,515.20	\$ 745.36	\$ 453.84	\$ 2,440.24	\$ 2,440.24
8	8	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 2,500.82		\$ (24.76)	\$ (25.00)	\$ 2,451.06	\$ 512.17	\$ 311.85	\$ 1,676.80	\$ 501.98	\$ 305.64	\$ 1,643.44	\$ 1,643.44
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$365,591.28	\$ 163.34	\$ (3,512.77)	\$ (14,314.20)	\$ 347,927.65	\$ 75,036.40	\$ 45,589.23	\$ 245,128.99	\$ 71,385.37	\$ 43,366.24	\$ 233,176.04	\$ 233,176.04

Assessment Roll = 381,820.69

Collections
95.75%

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.

\$ 365,591.28	
\$ 163.34	\$ 347,927.65
\$ (75,036.40)	\$ (43,366.24)
\$ (45,589.23)	\$ (71,385.37)
\$ -	\$ (233,176.04)
\$ (245,128.99)	\$ -
\$ -	\$ 0.00

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Century Park South Community Development District**, as described in the attached **MAP**, has **251** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2025

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



Office of the Supervisor of Elections

2025 Century Park South CDD with Precincts

