



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
SEPTEMBER 11, 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
REGULAR BOARD MEETING & PUBLIC HEARING
September 11, 2025
11:00 a.m.

- A. Call to Order
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- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 15, 2025 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
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 - 3. Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 12
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- K. District Counsel Report
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- M. 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

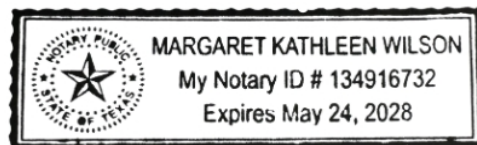
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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
SPECIAL BOARD MEETING
MAY 15, 2025**

A. CALL TO ORDER

Mrs. Perez called the May 15, 2025, Special Board Meeting of the Century Park South Community Development District (the “District”) to order at 11:00 a.m. in Suite 200 of the Kendall Executive Center located at 8785 SW 165th Avenue, Miami, Florida 33193.

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 May 8, 2025, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that a quorum had been established with the attendance of Chairperson Ana M. Ibarra, Vice Chairperson Noel Barrientos and Supervisor Adalid Davila and it was in order to proceed with the meeting.

Also in attendance were District Manager Gloria Perez; and District Counsel Gregory George of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. November 14, 2024, Regular Board Meeting

The November 14, 2024, Regular Board Meeting minutes were presented.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Ibarra and passed unanimously approving the minutes of November 14, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

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

Mrs. Perez presented Resolution No. 2025-01, entitled:

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.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and unanimously passed adopting Resolution No. 2025-01, as presented.

2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mrs. Perez presented Resolution No. 2025-02, entitled:

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.

The maximum debt assessment rates have been applied; Townhomes \$1,125.41 & Condos \$869.06. The Administrative Budget is slightly lower than last year. The Legal Advertising costs will increase due to the closing of the *Miami Daily Business Review*.

The estimated available funds for September 30, 2025 are expected to be approximately \$160,000, should no unforeseen expenses occur. A carryover balance of \$5,230 has been applied (last year's amount was \$2,300). Because the overall assessment for 2025/2026 is lower than the 2024/2025 assessment, letters to the residents would not be needed.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and unanimously passed adopting Resolution No. 2025-02, as presented, approving a Proposed Budget for FY 2025/2026 and Setting the Public Hearing for finalization for July 21, 2025, at 11:00 a.m. at the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193; and further authorizing the required advertisements.

3. Consider Resolution No. 2025-03 – Registered Agent Change

Mrs. Perez presented Resolution No. 2025-03, entitled:

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

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Ibarra and passed unanimously adopting Resolution No. 2025-03, as presented.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Financial Update

Mrs. Perez presented the financial statement through March 2025, noting that available funds as of March 31, 2025, were \$254,333.35.

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

2. Announce Landowners' Meeting

Mrs. Perez announced that the *Final* Landowners' Meeting would be held on November 13, 2025, at 11:00 a.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of electing Supervisors to Seats 2, 4 & 5.

Seat 2 Adalid Davila	Expires 2025
Seat 4 VACANT	Expires 2025
Seat 5 VACANT	Expires 2025

She also noted that the announcement of the Landowners' Meeting meets the statutory requirement of it being announced 90 days prior to the actual meeting. Landowner Meeting procedures, sample proxies and ballots were also presented via handout and are attached hereto for District records.

3. Qualified Elector (Registered Voter) Certification Announcement

Mrs. Perez advised that she had received from the Miami-Dade County Supervisor of Elections the certified elector count identifying 251 registered voters who reside in the District as of April 29, 2025, and presented the same in the meeting book. Since the District has reached the qualified elector threshold and it has marked its 6th year, this will be the final landowner election process.

4. 2024 Form 1 – Statement of Financial Interests Reminder

Mrs. Perez reminded the Board that for this year's filing requirement, a completed 2024 Form 1 must be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System at floridaethics.gov.

J. DISTRICT COUNSEL REPORT

Mr. George reminded the Board that they are required to comply with the requirements of the four (4) hours of annual ethics training.

K. BOARD MEMBER/STAFF COMMENTS

Mrs. Perez asked that the Board Members who reside in the community ask neighbors and/or Association members to join the District Board.

A **MOTION** was made by Supervisor Davila, seconded by Supervisor Barrientos and passed unanimously changing the remaining meetings from a start time of 6:00 p.m. to 11:00 a.m.

L. ADJOURNMENT

There being no further business, the Special Board Meeting was adjourned on a **MOTION** made by Supervisor Ibarra, seconded by Supervisor Barrientos at 11:23 a.m. and passed unanimously.

Secretary

Chairperson

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Park South Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of September, 2025.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 11:00 a.m. on the following dates:

**November 13, 2025
February 12, 2026
March 12, 2026
April 16, 2026*
May 14, 2026
August 13, 2026**

** Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

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.

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Meetings may be cancelled from time to time with no advertised cancellation notice.

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksouthcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/25

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Miami-Dade County, Florida**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than October 16, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Century Park South Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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 2024/2025 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 11th day of September, 2025.

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 2024/2025
October 1, 2024 - September 30, 2025**

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- II AMENDED FINAL DEBT SERVICE BUDGET**

AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	78,201	79,076	79,076
MAINTENANCE ASSESSMENTS	47,622	47,625	47,625
DEBT ASSESSMENTS	255,996	255,992	255,992
DEVELOPER CONTRIBUTION	0	0	0
INTEREST INCOME	480	7,000	6,670
TOTAL REVENUES	\$ 382,299	\$ 389,693	\$ 389,363
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	1,400	400
PAYROLL TAXES	0	221	121
MANAGEMENT	30,564	30,564	28,017
LEGAL	17,000	12,000	8,043
ASSESSMENT ROLL	6,500	6,500	0
AUDIT FEES	3,900	3,900	3,900
INSURANCE	7,000	6,531	6,531
LEGAL ADVERTISING	2,200	5,100	4,011
MISCELLANEOUS	900	900	405
POSTAGE	275	525	476
OFFICE SUPPLIES	625	570	470
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,050	4,031	4,031
CONTINUING DISCLOSURE FEE	1,000	1,000	0
WEBSITE MANAGEMENT & ADA COMPLIANCE	1,500	1,500	1,375
ADMINISTRATIVE CONTINGENCY	600	600	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,289	\$ 75,517	\$ 57,955
MAINTENANCE EXPENDITURES			
ENGINEERING/INSPECTIONS	3,100	4,500	3,124
MISCELLANEOUS MAINTENANCE	7,665	750	0
INFRASTRUCTURE MAINTENANCE	10,000	750	0
STORMWATER MANAGEMENT - WEST PARCEL	10,000	750	0
ROADWAYS - WEST PARCEL	10,000	750	0
SIDEWALKS - WEST PARCEL	4,000	750	0
TOTAL MAINTENANCE EXPENDITURES	\$ 44,765	\$ 8,250	\$ 3,124
TOTAL EXPENDITURES	\$ 121,054	\$ 83,767	\$ 61,079
REVENUES LESS EXPENDITURES	\$ 261,245	\$ 305,926	\$ 328,284
BOND PAYMENTS	(240,636)	(243,930)	(243,930)
BALANCE	\$ 20,609	\$ 61,996	\$ 84,354
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,636)	(3,679)	(3,679)
DISCOUNTS FOR EARLY PAYMENTS	(15,273)	(14,314)	(14,314)
EXCESS/ (SHORTFALL)	\$ (2,300)	\$ 44,003	\$ 66,361
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 44,003	\$ 66,361

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$168,799
\$44,003
\$212,802

AMENDED FINAL BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income	400	15,500	14,862
NAV Tax Collection	240,636	238,813	238,813
Transfer From Construction Fund	0	14,031	14,031
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 241,036	\$ 268,344	\$ 267,706
EXPENDITURES			
Principal Payments	90,000	90,000	90,000
Interest Payments	146,994	148,344	148,344
Bond Redemption	4,042	15,000	15,000
Total Expenditures	\$ 241,036	\$ 253,344	\$ 253,344
Excess/ (Shortfall)	\$ -	\$ 15,000	\$ 14,362

FUND BALANCE AS OF 9/30/24	\$381,755
FY 2024/2025 ACTIVITY	\$15,000
FUND BALANCE AS OF 9/30/25	\$396,755

Notes

Reserve Fund Balance = \$255,444*. Revenue Fund Balance = \$141,311*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$72,544.

* 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 9/30/25 =	\$3,815,000	

RESOLUTION 2025-06

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

WHEREAS, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

WHEREAS, at its meeting on **September 11, 2025**, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

WHEREAS, the Board has authorized **Gloria Perez**, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Ana M. Ibarra**, as Chair of the Board of Supervisors of the District, or **Noel Barrientos**, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

WHEREAS, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

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

Section 2. That Gloria Perez, of **Special District Services, Inc.**, as District Manager, or, in the alternative, **Ana M. Ibarra**, as Chair of the Board of Supervisors of the District, or **Noel Barrientos**, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

Section 3. The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11 DAY OF September, 2025.

ATTEST: CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/Assistant Secretary

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

Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Century Park South Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

RECITALS

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

TERMS

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department
ATTN: Inson Kim
111 NW 1st Street
Suite 2510
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Century Park South Community
Development District ATTN: Gloria Perez,
District Manager 2501A Burns Road Palm
Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on _____, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through
its County Mayor or County Mayor's Designee

By: _____

___ day of _____, 20___

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME: Century Park South Community Development District

ATTEST:

By: _____
Chairman or Vice Chairman

Gloria Perez, Secretary/Treasurer and
District Manager for the
Century Park South
Community Development District

Print Name

11 day of September, 2025

Approved as to form
and legal sufficiency:

RESOLUTION 2025-07

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

WHEREAS, the Century Park South Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on November 14, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11 day of September, 2025.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-02 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2025/2026 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 15, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-02, setting a public hearing for consideration and approval of the District’s proposed budget for Fiscal Year 2025/2026, for July 21, 2025; and

WHEREAS, due to the lack of a quorum for the public hearing previously scheduled for July 21, 2025, the District Manager rescheduled the public hearing to September 11, 2025, and authorized the proper District officials to publish the statutory notice required in accordance with Chapter 120, Florida Statutes.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution No. 2025-02 is hereby amended to change the date and time of the Public Hearing to September 11, 2025 at 11:00 a.m. at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Final Fiscal Year 2025/2026 Budget.

SECTION 2. RESOLUTION 2025-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-02 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED, ADOPTED and EFFECTIVE this 11th day of September, 2025.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

NOTICE OF CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC HEARING AND
REGULAR BOARD MEETING

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on September 11, 2025, at 11:00 a.m. in a Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026. A regular board meeting of the District will also be held at that time where the Board may 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
IPL0264652
Aug 22,29 2025

RESOLUTION NO. 2025-09

A RESOLUTION OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Century Park South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 11th day of September, 2025.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park South Community Development District

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

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FINAL 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 FINAL 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

Century Park South Community Development District

Financial Report For August 2025

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

	Annual Budget 10/1/24 - 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
REVENUES			
Administrative Assessments	78,201	45	79,076
Maintenance Assessments	47,622	0	47,625
Debt Assessments	255,996	0	255,992
Interest Income	480	0	6,670
Total Revenues	\$ 382,299	\$ 45	\$ 389,363
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	400
Payroll Tax Expense	0	0	121
Management	30,564	2,547	28,017
Legal	17,000	0	8,043
Assessment Roll	6,500	0	0
Audit Fees	3,900	0	3,900
Insurance	7,000	0	6,531
Legal Advertisements	2,200	0	4,011
Miscellaneous	900	250	405
Postage	275	0	476
Office Supplies	625	87	470
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	1,375
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 76,289	\$ 3,009	\$ 57,955
Maintenance Expenditures			
Engineering/Inspections	3,100	0	3,124
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	\$ -	\$ 3,124
TOTAL EXPENDITURES	\$ 121,054	\$ 3,009	\$ 61,079
REVENUES LESS EXPENDITURES	\$ 261,245	\$ (2,964)	\$ 328,284
Bond Payments	(240,636)	0	(243,930)
BALANCE	\$ 20,609	\$ (2,964)	\$ 84,354
County Appraiser & Tax Collector Fee	(7,636)	0	(3,679)
Discounts For Early Payments	(15,273)	0	(14,314)
EXCESS/ (SHORTFALL)	\$ (2,300)	\$ (2,964)	\$ 66,361
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,964)	\$ 66,361
Bank Balance As Of 8/31/25	\$ 239,868.34		
Accounts Payable As Of 8/31/25	\$ 4,708.05		
Accounts Receivable As Of 8/31/25	\$ -		
Available Funds As Of 8/31/25	\$ 235,160.29		

Century Park South Community Development District

Budget vs. Actual

October 2024 through August 2025

	Oct 24 - Aug 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	79,076.23	78,201.00	875.23	101.12%
01-3200 · Maintenance Assessment	47,625.00	47,622.00	3.00	100.01%
01-3810 · Debt Assessments	255,992.00	255,996.00	-4.00	100.0%
01-3820 · Debt Assess-Paid To Trustee	-243,930.43	-240,636.00	-3,294.43	101.37%
01-3821 · Carryover from Prior Year	0.00	2,300.00	-2,300.00	0.0%
01-3830 · Assessment Fees	-3,679.04	-7,636.00	3,956.96	48.18%
01-3831 · Assessment Discounts	-14,314.20	-15,273.00	958.80	93.72%
01-9410 · Interest Income (GF)	6,670.82	480.00	6,190.82	1,389.75%
Total Income	127,440.38	121,054.00	6,386.38	105.28%
Expense				
01-1311 · Management Fees	28,017.00	30,564.00	-2,547.00	91.67%
01-1315 · Legal Fees	8,043.00	17,000.00	-8,957.00	47.31%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	3,900.00	3,900.00	0.00	100.0%
01-1450 · Insurance	6,531.00	7,000.00	-469.00	93.3%
01-1480 · Legal Advertisements	4,010.78	2,200.00	1,810.78	182.31%
01-1512 · Miscellaneous	405.00	900.00	-495.00	45.0%
01-1513 · Postage and Delivery	476.01	275.00	201.01	173.1%
01-1514 · Office Supplies	470.25	625.00	-154.75	75.24%
01-1515 · Website management	1,375.00	1,500.00	-125.00	91.67%
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	3,124.25	3,100.00	24.25	100.78%
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%
01-1817 · Supervisor Fees	400.00	0.00	400.00	100.0%
01-1818 · Payroll Tax Expenditures	120.60	0.00	120.60	100.0%
Total Expense	61,079.14	121,054.00	-59,974.86	50.46%
Net Income	66,361.24	0.00	66,361.24	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	Int - 1	Miami-Dade Tax Collector	03/21/25	Interest		\$ 232.46			\$ 232.46	\$ 232.46			\$ 232.46			\$ -
10	9	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 4,246.21		\$ (42.47)		\$ 4,203.74	\$ 869.63	\$ 529.50	\$ 2,847.08	\$ 860.93	\$ 524.20	\$ 2,818.61	\$ 2,818.61
11	10	Miami-Dade Tax Collector	05/13/25	NAV Taxes	\$ 4,373.59		\$ (43.73)	\$ -	\$ 4,329.86	\$ 997.01	\$ 529.50	\$ 2,847.08	\$ 987.05	\$ 524.20	\$ 2,818.61	\$ 2,818.61
12	Int - 2	Miami-Dade Tax Collector	05/21/25	Interest		\$ 34.74			\$ 34.74	\$ 34.74			\$ 34.74			\$ -
13	11	Miami-Dade Tax Collector	06/11/25	NAV Taxes	\$ 5,393.25		\$ (53.94)	\$ -	\$ 5,339.31	\$ 1,229.45	\$ 652.95	\$ 3,510.85	\$ 1,217.15	\$ 646.42	\$ 3,475.74	\$ 3,475.74
14	12	Miami-Dade Tax Collector	06/25/25	NAV/Interest (TC)	\$ 2,500.82	\$ 112.54	\$ (26.13)	\$ -	\$ 2,587.23	\$ 631.54	\$ 323.82	\$ 1,658.00	\$ 625.22	\$ 320.58	\$ 1,641.43	\$ 1,641.43
15	Int - 3	Miami-Dade Tax Collector	08/01/25	Interest		\$ 45.00			\$ 45.00	\$ 45.00			\$ 45.00			\$ -
					\$382,105.15	\$ 588.08	\$ (3,679.04)	\$ (14,314.20)	\$ 364,699.99	\$ 79,076.23	\$ 47,625.00	\$ 255,992.00	\$ 75,387.92	\$ 45,381.64	\$ 243,930.43	\$ 243,930.43

Assessment Roll = 381,820.69

Collections
100.07%

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.

\$ 382,105.15	
\$ 588.08	\$ 364,699.99
\$ (79,076.23)	\$ (45,381.64)
\$ (47,625.00)	\$ (75,387.92)
\$ -	\$ (243,930.43)
\$ (255,992.00)	\$ -
\$ -	\$ -

MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 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 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

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/>.