



FL Certificate of Authorization No. 7538  
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June 24, 2025

Attention:

District Manager Gloria Perez ([gperez@sdsinc.org](mailto:gperez@sdsinc.org))  
Century Park South Community Development District  
Special District Services, Inc.  
The Oaks Center, 2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Century Park South Community Development District.  
Yearly District Engineer's Report for Fiscal Year 2025-2026  
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to  
Special Assessment Bonds, Series 2020.**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Century Park South Community Development District (the "District" or "CDD") and U.S. National Bank Association as trustee dated February 1<sup>st</sup>, 2020, as it relates to the Special Assessment Bonds, Series 2020, (the "CDD Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the CDD Project still owned by the District have been maintained in good repair, working order and condition, **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2025-2026, and an estimate of the amount of money necessary for such purpose, and **(iii)** the insurance carried by the CDD and whether the district has budgeted sufficient funds for policy renewal.

- (i) **District Property and Condition.** As of the date of this statement, the land tracts shown in Exhibit 2 attached to this statement, together with the completed public infrastructure within the tracts, including roadways and stormwater drainage, have been completed and conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition, except for missing thermoplastic pavement markings along District roadways and missing street signs at SW 157<sup>th</sup> Ct and SW 136<sup>th</sup> Ter.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to [Financials – Century Parc Community Development District](#) for the FY 2025-2026 Proposed Budget).

We recommend that the District creates a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS										
Analysis and Annuity Recommendation										
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)	
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n-1)$	
PAVEMENTS										
2024	2054	2025	29	6,710	\$10.00	\$67,101	\$137,316	0.25%	\$4,571	
PAVEMENT MARKINGS AND SIGNING										
2024	2034	2025	9	6,710	\$2.50	\$16,775	\$20,950	0.25%	\$2,305	

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 50 drainage structures and 4920 Linear Feet of pipes in the District. It is also estimated that 2 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
50	4920	10					\$230.00	\$6.75	\$9,000
			10				\$236.00	\$6.92	\$9,200
				10			\$242.00	\$7.09	\$9,400
					10		\$248.00	\$7.27	\$9,700
						10	\$254.00	\$7.45	\$9,900

<sup>(1)</sup> Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

<sup>(2)</sup> Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced <sup>(1)</sup>	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
10	2					\$600	\$1,200
		2				\$615	\$1,300
			2			\$630	\$1,300
				2		\$646	\$1,300
					2	\$662	\$1,400

<sup>(1)</sup> The estimate assumes that 25% of the 101 baffles in the District will need replacement in the next five years.

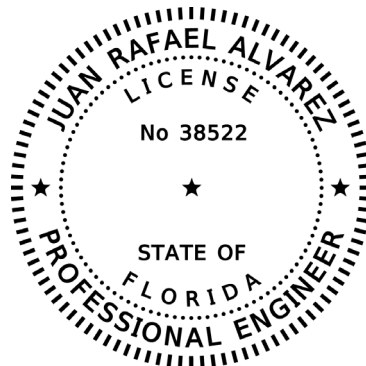
(iii) **Insurance.** The District carries general liability, hired non-owned auto, employment practices liability and public officials’ liability insurance under Agreement No. 100124449 with Florida Insurance Alliance, and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com).

Sincerely,

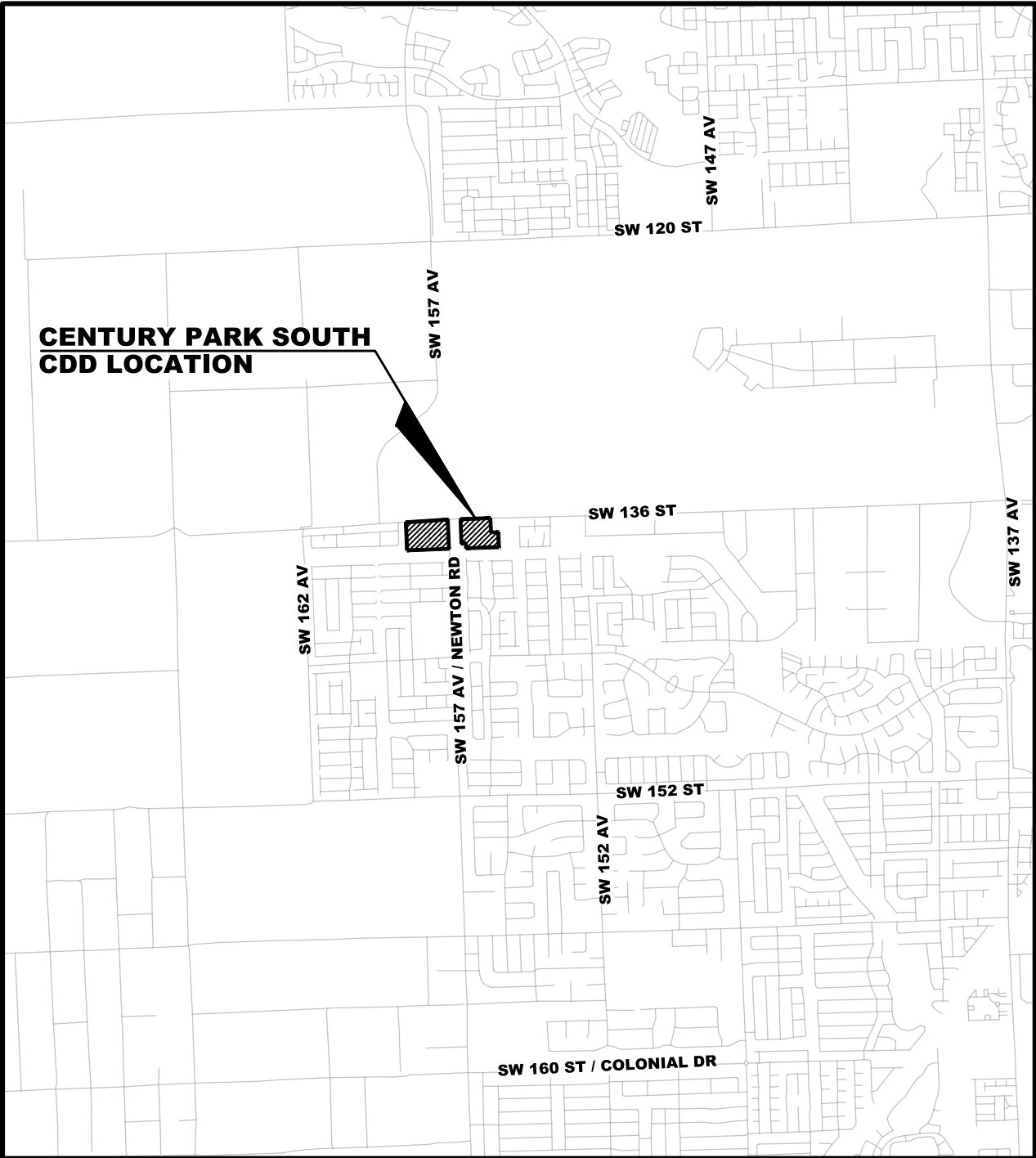
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer Date:  
June 24, 2025

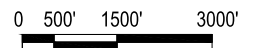
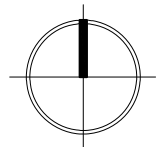


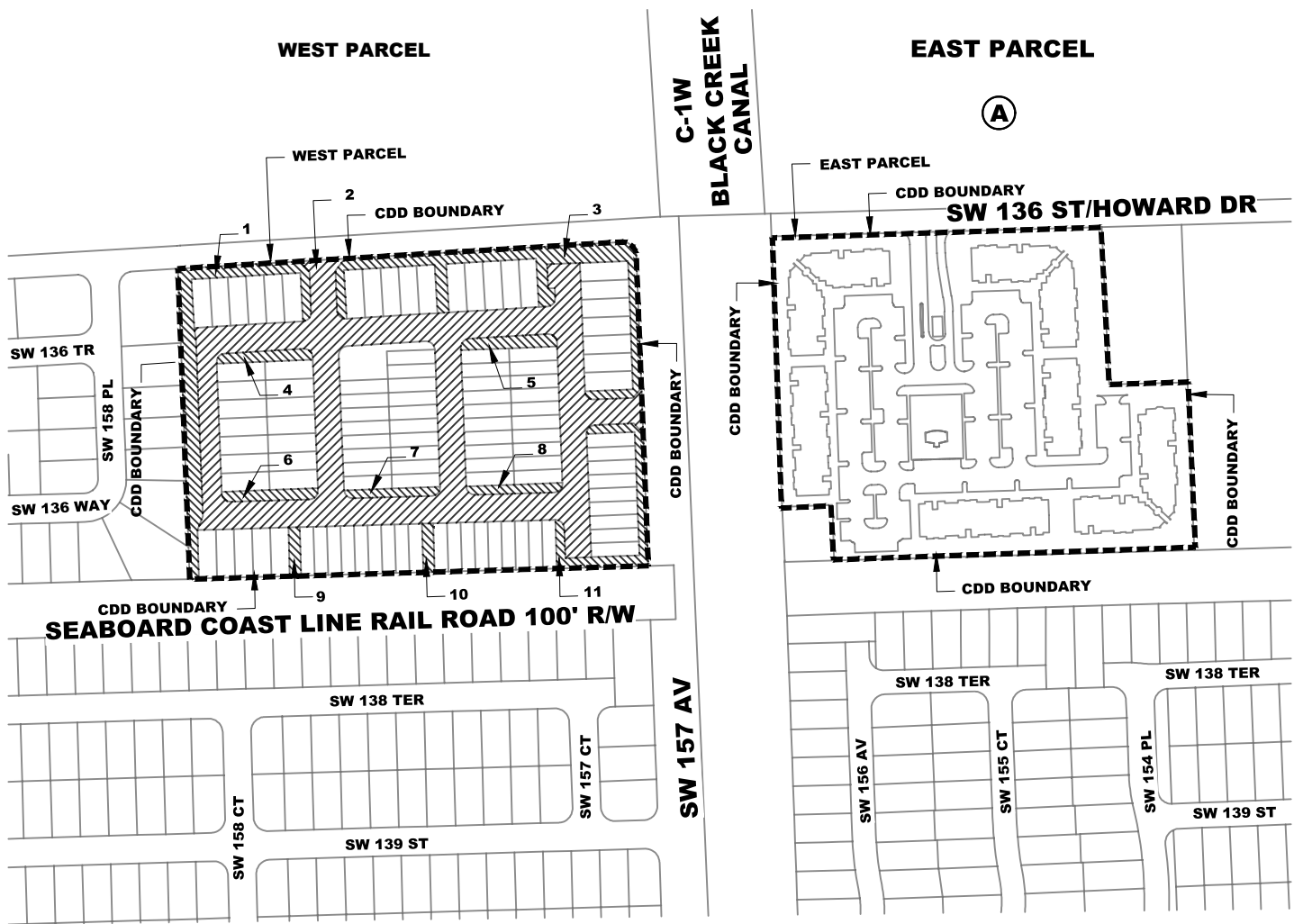
This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 24, 2025.

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



**ALVAREZ ENGINEERS, INC.**  
**CENTURY PARK SOUTH CDD**  
**LOCATION MAP**





## OWNERSHIP

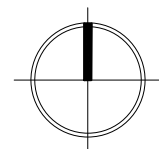
- |  |  |  |   |
|--|--|--|---|
| <p><b>1</b> TRACT "H" (PB 176, PG 67)<br/>FOLIO: 30-5920-012-1150<br/>QCD ORB 34052 PG 1694<br/>CATEGORY: COMMON AREAS</p> <p><b>2</b> TRACT "A" (PB 176, PG 67)<br/>FOLIO: 30-5920-012-1080<br/>QCD ORB 34052 PG 1694<br/>CATEGORY: INGRESS-EGRESS</p> <p><b>3</b> TRACT "I"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

## EASEMENTS

- A** A PORTION OF TRACT "A" (PB 174, PG 96)  
A PORTION OF FOLIO: 30-5921-034-0850  
ESMT: ORB 33534 PG 3478  
CATEGORY: DRAINAGE EASEMENT

## ALVAREZ ENGINEERS, INC.

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



0 50' 150' 300'