



**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING & PUBLIC HEARING
JULY 22, 2026
11:00 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksouthcdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
SPECIAL BOARD MEETING & PUBLIC HEARING
July 22, 2026
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Member to Seat No. 4
a) Administer Oath of Office & Review Board Member Responsibilities and Duties
- D. Establish Quorum
- E. Accept Resignation of Supervisor Davila and Declare Vacancy to Seat No. 2.....Page 3
a) Seat New Board Member to Seat No. 2
b) Administer Oath of Office & Review Board Member Responsibilities and Duties
- F. Accept Resignation of Supervisor Barrientos and Declare Vacancy to Seat No. 3.....Page 4
a) Seat New Board Member to Seat No. 3
b) Administer Oath of Office & Review Board Member Responsibilities and Duties
- G. Election of Officers
- Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
1. May 15, 2025 Special Board Meeting.....Page 5
2. April 16, 2026 Regular Board Meeting & PH (NO QUORUM).....Page 9
- K. Old Business
- L. New Business
1. Resolution No. 2026-01 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 11
2. Resolution No. 2026-02 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 13
3. Resolution No. 2026-03 - Approval of Interlocal Access Agreement for Local Government
Publication of Legal Advertisements and Public Notices on County Designated Website and
Authorizing Signatories.....Page 18
4. Resolution No. 2026-04 – Goals & Objectives Annual Report.....Page 28
5. Consider Approval of the Goals & Objectives Annual Report for Fiscal Year 2025/2026.....Page 31
6. Resolution No. 2026-05 – Amending & Resetting the Public Hearing Date to Adopt the Fiscal Year
2025/2026 Final Budget.....Page 33

7. Resolution No. 2026-06 – Adjusting Terms of Office.....	Page 35
8. Resolution No. 2026-07 - General Election of Supervisors.....	Page 37
9. Announce Landowners Meeting - November 12, 2026	
10. Resolution No. 2026-08 – Approving a Proposed Budget for FY 2026/2027.....	Page 39
11. Consider Approval of Alvarez Engineers Rate Adjustment Request.....	Page 47
12. Consider Approval of Billing Cochran Rate Adjustment Request.....	Page 49
13. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....	Page 51
14. Resolution No. 2026-09 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....	Page 55
M. Public Hearing	
1. Proof of Publication.....	Page 57
2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget	
3. Resolution No. 2026-10 – Adopting a Fiscal Year 2025/2026 Final Budget.....	Page 59
N. Administrative & Operational Matters	
1. Financial Update.....	Page 66
2. Qualified Elector (Registered Voter) Certification Announcement.....	Page 70
O. District Counsel Report	
1. 2025 Legislative Update.....	Page 71
2. 2026 Legislative Update.....	Page 75
P. Board Member & Staff Closing Comments	
Q. Adjourn	

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58214	IPL0353469	Legal Ad - IPL0353469		1.0	83.0L

ATTENTION: Century Park South CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on July 22, 2026, 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 special 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
IPL0353469
Jul 2,9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, 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.

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

2.0 insertion(s) published on:
07/02/26 Print, 07/09/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 9, 2026, 9:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on July 22, 2026, 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 special 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.centuryparkssouthcdd.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.

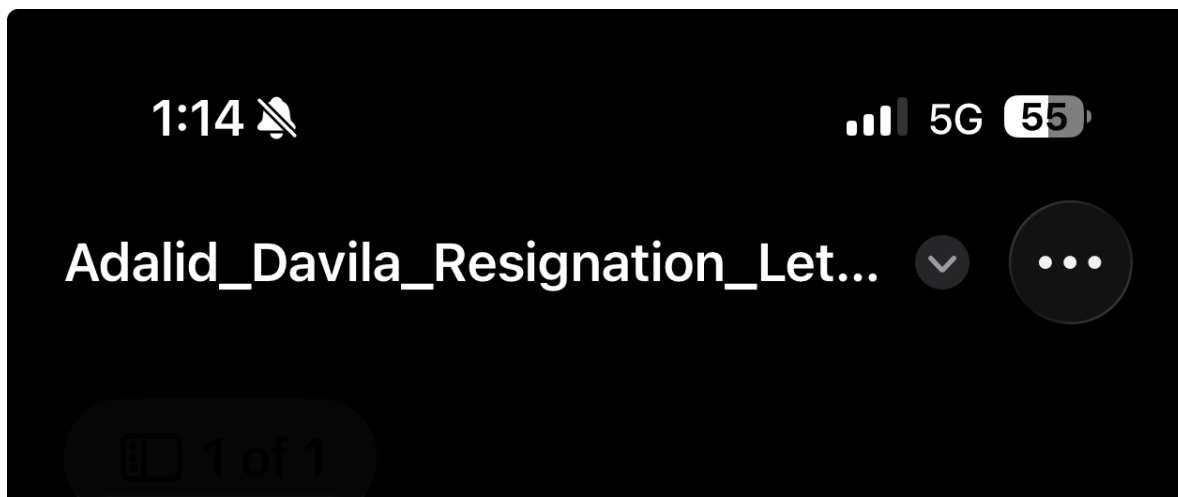
District Manager

CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.centuryparkssouthcdd.org

IPL0353469

Jul 2,9 2026



February 17, 2026

Board of Supervisors
Century Park South Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I **Adalid Davila** am resigning my position as Board Member and Officer holding Seat # 2 of Century Park South Community Development District Board of Supervisors effective as of February 17, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adalid Davila', written over a horizontal line.

Adalid Davila

Adalid Davila
Address
Miami, FL _____

March 31, 2026

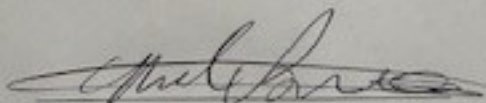
Board of Supervisors
Century Park South Community Development District
c/o Special District Services, Inc.
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Notice

Dear Board of Supervisors,

Please be advised that I Noel Barrientos am resigning my position as Board Member and Officer holding Seat #3 of **Century Park South Community Development District** Board of Supervisors effective as of March 31, 2026.

Sincerely,



Noel Barrientos
13657 SW 157 Place
Miami, FL 33196
786-757-2838

**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

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
APRIL 16, 2026**

A. CALL TO ORDER

Mrs. Perez called the April 16, 2026, Regular Board Meeting of the Century Park South Community Development District (the “District”) to order at 11:10 a.m. at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, 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 February 2, 2026, as legally required.

C. ESTABLISH A QUORUM

The only Board Member present was Supervisor and Chairperson Ana M. Ibarra.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc; Gabriella Fernandez Perez of Billing Cochran, P.A. and a member of the public, Patricia L. Vargas.

As no quorum was present, the Board was not able to conduct official District business.

Mrs. Perez announced that Supervisor Noel Barrientos, who held Seat No. 3, resigned effective March 31, 2026, and Supervisor Adalid Davila, who held Seat No. 2, resigned effective February 17, 2026. Both resignations were presented in the meeting materials. Mrs. Perez added that the Board could accept the resignations for District records and announce vacancies at a future meeting once a quorum has been established.

D. SEAT NEW BOARD MEMBER

Ms. Vargas expressed interest in joining the District Board and provided the necessary documentation. It was determined that she was a qualified candidate eligible for appointment to the Board.

A MOTION was made by Supervisor Ana Ibarra (<i>the only Board Member present</i>) and passed appointing Patricia L. Vargas to fill the vacancy and unexpired term of office in Seat No. 5.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mrs. Perez, a Notary Public in the State of Florida, administered the Oath of Office to Patricia L. Vargas who was provided with the standard new Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. Information regarding the 2025 Form 1 – Statement of Financial Interests was provided along with a copy of the Florida Commission on Ethics’ Sunshine Law booklet.

Mrs. Fernandez Perez provided an overview of the District Board Member responsibilities and Sunshine Law.

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, 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 floridaethics.gov. As previously noted, Board Members are no longer permitted to file completed Form 1s through your local Supervisor of Elections' office.

F. BOARD MEMBER/STAFF CLOSING COMMENTS

The meeting was prolonged to allow members of the public to arrive. No actions or official business was conducted since there was no quorum.

G. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned on a MOTION made by Supervisor Ibarra, seconded by Supervisor Vargas at 12:00 p.m.
--

Secretary

Chairperson

RESOLUTION NO. 2026-01

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 22nd day of July, 2026.

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:

**March 12, 2026
April 16, 2026
May 14, 2026
August 13, 2026
September 10, 2026**

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 insure 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

PUBLISH: THE MIAMI HERALD 02/02/26

RESOLUTION NO. 2026-02

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 22nd day of July, 2026.

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**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- 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 - 9/29/25
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	7,891	7,891
TOTAL REVENUES	\$ 382,299	\$ 390,584	\$ 390,584
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	1,400	400
PAYROLL TAXES	0	221	121
MANAGEMENT	30,564	30,564	30,564
LEGAL	17,000	12,000	9,395
ASSESSMENT ROLL	6,500	6,500	6,500
AUDIT FEES	3,900	3,900	3,900
INSURANCE	7,000	6,531	6,531
LEGAL ADVERTISING	2,200	5,800	5,144
MISCELLANEOUS	900	900	405
POSTAGE	275	530	527
OFFICE SUPPLIES	625	570	540
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,050	4,031	4,031
CONTINUING DISCLOSURE FEE	1,000	1,000	500
WEBSITE MANAGEMENT & ADA COMPLIANCE	1,500	1,500	1,500
ADMINISTRATIVE CONTINGENCY	600	600	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,289	\$ 76,222	\$ 70,233
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	\$ 84,472	\$ 73,357
REVENUES LESS EXPENDITURES	\$ 261,245	\$ 306,112	\$ 317,227
BOND PAYMENTS	(240,636)	(243,930)	(243,930)
BALANCE	\$ 20,609	\$ 62,182	\$ 73,297
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)	\$ 44,189	\$ 55,304
CARRYOVER FROM PRIOR YEAR	2,300	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 44,189	\$ 55,304

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

\$168,799
\$44,189
\$212,988

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 - 9/29/25
REVENUES			
Interest Income	400	17,792	17,792
NAV Tax Collection	240,636	243,930	243,930
Transfer From Construction Fund	0	14,031	14,031
Prepaid Bond Collection	0	0	0
Total Revenues	\$ 241,036	\$ 275,753	\$ 275,753
EXPENDITURES			
Principal Payments	90,000	90,000	90,000
Interest Payments	146,994	148,483	148,483
Bond Redemption	4,042	15,000	15,000
Total Expenditures	\$ 241,036	\$ 253,483	\$ 253,483
Excess/ (Shortfall)	\$ -	\$ 22,270	\$ 22,270

FUND BALANCE AS OF 9/30/24	\$381,755
FY 2024/2025 ACTIVITY	\$22,270
FUND BALANCE AS OF 9/30/25	\$404,025

Notes

Reserve Fund Balance = \$255,444*. Revenue Fund Balance = \$148,581*.

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 = \$3,800,000

RESOLUTION 2026-03

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 **February 12, 2026**, 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 _____, 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 _____, 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 22 DAY OF July, 2026.

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
22 day of July, 2026

Approved as to form
and legal sufficiency:

RESOLUTION 2026-04

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 22 day of July, 2026.

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**)

EXHIBIT “A”

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all District meetings

Objectives:

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

Performance Measures:

- All Meetings publicly noticed as required.
Achieved: Yes ☐ No ☐
- Meeting minutes and post-meeting action completed.
Achieved: Yes ☐ No ☐
- District records retained as required by law.
Achieved: Yes ☐ No ☐

Program/Activity: District Finance

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

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
Achieved: Yes ☐ No ☐
- District amended budget within 60 days following the end of the fiscal year.
Achieved: Yes ☐ No ☐
- District accounts receivable/payable processed for the year.
Achieved: Yes ☐ No ☐
- “No findings” for annual financial audit (yes/no)
Achieved: Yes ☐ 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).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
Achieved: Yes ☐ No ☐
- All District contracts in compliance.
Achieved: Yes ☐ No ☐

RESOLUTION NO. 2026-05

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 April 16, 2026, 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 July 22, 2026 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 22nd day of July, 2026.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL FIVE (5) SEATS OF THE BOARD OF SUPERVISORS, IN ACCORDANCE WITH SECTION 190.006(3)(a)2.c., FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 190.006(3)(a)2c, Florida Statutes, requires that all elections of qualified electors of a community development district be held at a general election in November of even-numbered years and authorizes the District's Board of Supervisors to adopt a resolution extending or reducing the terms of board members in order to implement this requirement; and

WHEREAS, the Century Park South Community Development District (the "District") was established in 2019, an odd-numbered year; and

WHEREAS, in order to comply with Section 190.006(3)(a)2c, Florida Statutes, it is necessary that the terms of Board members be extended or reduced so that their terms expire in even-numbered year to coincide with the general elections.

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

Section 1. Pursuant to Section 190.006(3)(a)2c, Florida Statutes, the Board hereby adjusts the terms of the members of the Board as follows:

(a) The terms of office of Board members who occupy Board Seats No. 1 and 3, which are currently scheduled to expire in November 2027, are hereby extended so that their terms of office will expire in November, 2028, to coincide with the general election to be held in November, 2028.

(b) The terms of office of Board members who occupy Board Seats No. 2 and 4, which are currently scheduled to expire in 2025, are hereby extended so that their terms of office will expire in November 2026, to coincide with the general election to be held in November, 2026.

(c) The term of office of the Board member who occupies Board Seat No. 5, which is currently scheduled to expire in 2025, is hereby extended so that the term of office will expire in November 2026, and will be filled through an election by the Landowners in November 2026.

Section 2. The District Manager is hereby directed to furnish a copy of this Resolution to the Supervisor of Elections of Miami-Dade County, Florida, and to take all actions necessary and proper to implement the provisions of this Resolution.

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 immediately upon its adoption.

PASSED, ADOPTED AND EFFECTIVE this 22nd, day of July, 2026.

Attest:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson/Vice-Chairperson

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT REGARDING THE GENERAL ELECTION OF SUPERVISORS PURSUANT TO SECTION 190.006, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Century Park South Community Development District (the “District”) was established on September 14, 2019, by Ordinance No. 19-82 of Miami-Dade County, Florida, as a local unit of special-purpose government situated entirely within Miami-Dade County, Florida; and

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, six (6) years after the initial appointment of members of the board of supervisors of said District, *if there are at least 250 qualified electors in the District, then the positions of two (2) board members whose terms are expiring shall be filled by qualified electors of the District, elected by the qualified electors of the District for 4-year terms. The remaining board member whose term is expiring shall be elected for a 4-year term by the landowners and is not required to be a qualified elector. Thereafter, as terms expire, board members shall be qualified electors elected by qualified electors of the District for a term of 4 years; and*

WHEREAS, the District has reached 250 qualified electors within the boundaries of the District; and

WHEREAS, the Supervisors for the District for Seat Numbers One (1) and Three (3) will be first elected by the qualified electors of the District at the General Election to be held on the 7th day of November, 2028; and

WHEREAS, the Supervisors for the District for Seat Numbers Two (2) and Four (4) will be first elected by the qualified electors of the District at the General Election to be held on the 3rd day of November, 2026; and

WHEREAS, the Supervisor for the District for Seat Number Five (5) will be filled through an election by the Landowners in November, 2026 and first elected by the qualified electors of the District at the General Election to be held on the 5th day of November, 2030; and

WHEREAS, the current seat numbers and length of terms thereof shall be:

Seat Number	1	for a term of four (4) years, expiring in November 2028;
Seat Number	2	for a term of four (4) years, expiring in November 2026;
Seat Number	3	for a term of four (4) years, expiring in November 2028;
Seat Number	4	for a term of four (4) years, expiring in November 2026;
Seat Number	5	for a term of four (4) years, expiring in November 2026; and

WHEREAS, the District Manager has communicated the above to the Supervisor of Elections of Miami-Dade County, Florida.

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

Section 1. The above Whereas Clauses are ratified and confirmed as true and correct.

Section 2. The communications of the District Manager to the Supervisor of Elections concerning the holding of an election in the County of Miami-Dade, State of Florida, as required by the provisions of Chapter 190, Florida Statutes, for the purpose of having all of the qualified electors residing within the boundaries of the Century Park South Community Development District to elect members to serve on the Board of Supervisors of said District are hereby confirmed, and:

- (a) The Board recognizes said election shall be conducted according to the requirements of the law governing community development districts, as provided in Chapter 190, Florida Statutes.
- (b) The Board recognizes the election shall be held at the precinct polling places heretofore designated by the Supervisor of Elections in Miami-Dade County, Florida. The Board recognizes that the polls shall be opened and closed as provided by law and shall contain the names of the candidates to be voted upon in said election.
- (c) The publication of notice of election shall be published in a newspaper of general circulation within said District, pursuant to the provisions of Florida Statutes.

Section 3. The period of qualifying as a candidate for a Supervisor Seat to said District shall be as determined and prescribed by the Miami-Dade County Supervisor of Elections, and:

- (a) The publication of notice of qualifying period set by the Miami-Dade County Supervisor of Elections shall be at least two (2) weeks prior to the start of the qualifying period.

Section 4. Said election shall be conducted according to the requirements of general law and law governing special district elections.

Section 5. A copy of this Resolution shall be sent to the Miami-Dade County Supervisors of Elections by the District Manager, if so required.

PASSED, ADOPTED and EFFECTIVE this 22 day of July, 2026.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

By: _____

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairperson/Vice Chair

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Park South Community Development District (the “District”) was established by Ordinance No. 19-82 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective September 14, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2025/2026; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

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

1. The operating fund budget proposed by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: September 30, 2026

HOUR: 11:00 a.m.

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

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Miami-Dade County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Miami-Dade County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 22nd day of July, 2026.

ATTEST:

**CENTURY PARK SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2026/2027 Budget

Century Park South Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,090
Maintenance Assessments	47,622
Debt Assessments	255,996
Interest Income	1,080
TOTAL REVENUES	\$ 382,788
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	3,000
Payroll Taxes	230
Management	32,280
Legal	15,000
Assessment Roll	6,500
Audit Fees	4,100
Insurance	7,900
Legal Advertisements	3,500
Miscellaneous	750
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	4,050
Continuing Disclosure Fee	500
Website Management & ADA Compliance	1,500
Administrative Contingency	600
Total Administrative Expenditures	\$ 80,935
Maintenance Expenditures	
Engineering/Inspections	4,100
Miscellaneous Maintenance	6,665
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	\$ 125,700
REVENUES LESS EXPENDITURES	\$ 257,088
Bond Payments	(240,636)
BALANCE	\$ 16,452
County Appraiser & Tax Collector Fee	(7,634)
Discounts For Early Payments	(15,268)
EXCESS/ (SHORTFALL)	\$ (6,450)
CARRYOVER FROM PRIOR YEAR	6,450
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	79,076	78,144	78,090	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	47,625	47,622	47,622	Expenditures/.94
Debt Assessments	255,992	255,996	255,996	Bond Payments/.94
Interest Income	8,515	960	1,080	Interest Projected At \$900 Per Month
TOTAL REVENUES	\$ 391,208	\$ 382,722	\$ 382,788	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	400	3,000	3,000	
Payroll Taxes	121	230	230	Supervisor Fees * 7.65%
Management	30,564	31,440	32,280	CPI Adjustment
Legal	9,395	16,000	15,000	\$1,000 Decrease From 2025/2026 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,900	4,000	4,100	\$100 Increase From 2025/2026 Budget
Insurance	6,531	7,000	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,423
Legal Advertisements	5,144	2,500	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	405	800	750	\$50 Decrease From 2025/2026 Budget
Postage	527	275	275	No Change From 2025/2026 Budget
Office Supplies	540	575	575	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,031	4,050	4,050	No Change From 2025/2026 Budget
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2025/2026 Budget
Website Management & ADA Compliance	1,500	1,500	1,500	No Change From 2025/2026 Budget
Administrative Contingency	0	600	600	No Change From 2025/2026 Budget
Total Administrative Expenditures	\$ 70,233	\$ 79,645	\$ 80,935	
Maintenance Expenditures				
Engineering/Inspections	3,123	3,100	4,100	\$1,000 Increase From 2025/2026 Budget
Miscellaneous Maintenance	0	7,665	6,665	\$1,000 Decrease From 2025/2026 Budget
Infrastructure Maintenance	0	10,000	10,000	No Change From 2025/2026 Budget
Stormwater Management - West Parcel	0	10,000	10,000	No Change From 2025/2026 Budget
Roadways - West Parcel	0	10,000	10,000	No Change From 2025/2026 Budget
Sidewalks - West Parcel	0	4,000	4,000	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ 3,123	\$ 44,765	\$ 44,765	
TOTAL EXPENDITURES	\$ 73,356	\$ 124,410	\$ 125,700	
REVENUES LESS EXPENDITURES	\$ 317,852	\$ 258,312	\$ 257,088	
Bond Payments	(243,931)	(240,636)	(240,636)	2027 Principal & Interest Payments
BALANCE	\$ 73,921	\$ 17,676	\$ 16,452	
County Appraiser & Tax Collector Fee	(3,679)	(7,635)	(7,634)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,314)	(15,271)	(15,268)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 55,928	\$ (5,230)	\$ (6,450)	
CARRYOVER FROM PRIOR YEAR	0	5,230	6,450	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 55,928	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	17,792	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	243,930	240,636	240,636	Maximum Debt Service Collection
Transfer From Capital Projects Fund	14,031	0	0	
Total Revenues	\$ 275,753	\$ 241,636	\$ 241,886	
EXPENDITURES				
Principal Payments	90,000	95,000	100,000	Principal Payments Due In 2027
Interest Payments	148,483	144,041	140,194	Interest Payments Due In 2027
Bond Redemption	15,000	2,595	1,692	Estimated Excess Debt Collections
Total Expenditures	\$ 253,483	\$ 241,636	\$ 241,886	
Excess/ (Shortfall)	\$ 22,270	\$ -	\$ -	

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 1/1/2026 =	\$3,800,000		

Century Park South Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
Administrative For Townhome Units	\$ 297.56	\$ 297.35	\$ 297.13	\$ 296.93
Maintenance For Townhome Units	\$ 84.00	\$ 84.00	\$ 84.00	\$ 84.00
West Parcel Maintenance For Townhome Units	\$ 238.63	\$ 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	\$ 1,745.60	\$ 1,745.39	\$ 1,745.17	\$ 1,744.97
Administrative For Condominium Units	\$ 297.56	\$ 297.35	\$ 297.13	\$ 296.93
Maintenance For Condominium Units	\$ 84.00	\$ 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	\$ 1,250.62	\$ 1,250.41	\$ 1,250.19	\$ 1,249.99

* 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



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Century Park South Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

Reference: Century Park South Community Development District
Alvarez Engineers Personnel Billing Rates

Via: Email Only: gperez@sdsinc.org

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated December 10, 2019, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:


91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email Alvarez@AlvarezEng.comWebsite www.alvarezeng.com

Century Park South CDD			
Current 2019 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer	\$ 130.00	Engineer Intern	\$ 140.00
		Senior Designer	\$ 120.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	CADD/Computer Technician	\$ 105.00
Engineering Technician	\$ 88.00	Senior Engineering Technician	\$ 110.00
Senior Administrative	\$ 86.00	Engineering Technician	\$ 100.00
Administrative	\$ 52.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification**Definition**

Principal

Chief Engineer

Project Manager

Senior Engineer

Engineer 2

Engineer 1

Electrical Engineer

Engineer Intern

Senior Designer

CADD/Computer Technician

Senior Engineering Technician

Engineering Technician

Senior Administrative

Administrative

Professional Engineer with 15+ years of experience

Professional Engineer with 10+ years of experience

Professional Engineer with 10+ years of experience (production)

Professional Engineer with 5+ years of experience

Professional Engineer with 0+ years of experience

Electrical Engineer with 2+ years of post-graduate experience

Entry level with engineering degree; Engineering Intern License

15+ years of design experience, non-registered

Design and Drafting with 1+ years of experience

5+ years of experience

Entry level with 0-4 years of experience

Degreed executive assistant with 8+ years of experience

Secretary / Clerical

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOULFE

February 2, 2026

VIA E-MAIL ONLY— gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Century Park South Community Development District
Our File: 1088.19240**

Dear Gloria:

This firm's current fee structure has been in place since 2019. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

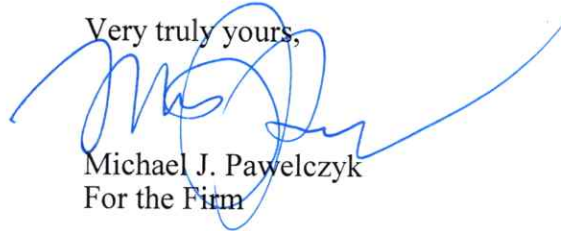
- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

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

**District Auditing Services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028
With Two Year Option (2028/2029 and 2029/2030)
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 August 26, 2026 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. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 22nd day of July, 2026.

ATTEST:

**CENTURY PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 12, 2026

March 11, 2027

April 8, 2027

May 14, 2027

August 13, 2027

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 insure 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

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/26

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58214	IPL0353469	Legal Ad - IPL0353469		1.0	83.0L

ATTENTION: Century Park South CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

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

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on July 22, 2026, 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 special 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
IPL0353469
Jul 2,9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

2.0 insertion(s) published on:
07/02/26 Print, 07/09/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 9, 2026, 9:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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

The Board of Supervisors (the "Board") of the Century Park South Community Development District (the "District") will hold a public hearing on July 22, 2026, 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 special 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.centuryparkssouthcdd.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.centuryparkssouthcdd.org
IPL0353469
Jul 2,9 2026

RESOLUTION NO. 2026-10

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 22nd day of July, 2026.

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**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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
June 2026**

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
REVENUES			
Administrative Assessments	78,144	0	76,769
Maintenance Assessments	47,622	0	46,584
Debt Assessments	255,996	0	250,316
Interest Income	960	0	4,805
Total Revenues	\$ 382,722	\$ -	\$ 378,474
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	0	200
Payroll Tax Expense	230	0	15
Management	31,440	2,620	23,580
Legal	16,000	0	9,924
Assessment Roll	6,500	0	0
Audit Fees	4,000	0	4,000
Insurance	7,000	0	7,423
Legal Advertisements	2,500	0	5,930
Miscellaneous	800	0	343
Postage	275	16	452
Office Supplies	575	8	558
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	1,125
Administrative Contingency	600	0	0
Total Administrative Expenditures	\$ 79,645	\$ 2,769	\$ 57,756
Maintenance Expenditures			
Engineering/Inspections	3,100	0	1,238
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	\$ -	\$ 1,238
TOTAL EXPENDITURES	\$ 124,410	\$ 2,769	\$ 58,994
REVENUES LESS EXPENDITURES	\$ 258,312	\$ (2,769)	\$ 319,480
Bond Payments	(240,636)	0	(238,309)
BALANCE	\$ 17,676	\$ (2,769)	\$ 81,171
County Appraiser & Tax Collector Fee	(7,635)	0	(3,589)
Discounts For Early Payments	(15,271)	0	(14,316)
EXCESS/ (SHORTFALL)	\$ (5,230)	\$ (2,769)	\$ 63,266
CARRYOVER FROM PRIOR YEAR	5,230	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,769)	\$ 63,266
Bank Balance As Of 6/30/26	\$ 291,399.92		
Accounts Payable As Of 6/30/26	\$ 3,406.69		
Accounts Receivable As Of 6/30/26	\$ -		
Available Funds As Of 6/30/26	\$ 287,993.23		

Century Park South Community Development District

Budget vs. Actual

October 2025 through June 2026

	Oct 25 -June 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · Administrative Assessment	76,769.04	78,144.00	-1,374.96	98.24%
01-3200 · Maintenance Assessment	46,584.34	47,622.00	-1,037.66	97.82%
01-3810 · Debt Assessments	250,316.04	255,996.00	-5,679.96	97.78%
01-3820 · Debt Assess-Paid To Trustee	-238,308.72	-240,636.00	2,327.28	99.03%
01-3821 · Carryover from Prior Year	0.00	5,230.00	-5,230.00	0.0%
01-3830 · Assessment Fees	-3,589.57	-7,635.00	4,045.43	47.02%
01-3831 · Assessment Discounts	-14,315.88	-15,271.00	955.12	93.75%
01-9410 · Interest Income (GF)	4,805.10	960.00	3,845.10	500.53%
Total Income	122,260.35	124,410.00	-2,149.65	98.27%
Expense				
01-1311 · Management Fees	23,580.00	31,440.00	-7,860.00	75.0%
01-1315 · Legal Fees	9,923.50	16,000.00	-6,076.50	62.02%
01-1318 · Assessment/Tax Roll	0.00	6,500.00	-6,500.00	0.0%
01-1320 · Audit Fees	4,000.00	4,000.00	0.00	100.0%
01-1450 · Insurance	7,423.00	7,000.00	423.00	106.04%
01-1480 · Legal Advertisements	5,930.46	2,500.00	3,430.46	237.22%
01-1512 · Miscellaneous	342.98	800.00	-457.02	42.87%
01-1513 · Postage and Delivery	452.00	275.00	177.00	164.36%
01-1514 · Office Supplies	558.25	575.00	-16.75	97.09%
01-1515 · Website management	1,125.00	1,500.00	-375.00	75.0%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees (GF)	4,031.25	4,050.00	-18.75	99.54%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1750 · Administrative Contingency	0.00	600.00	-600.00	0.0%
01-1800 · Infrastructure Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1805 · Stormwater Management (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1806 · Roadways & Bridges (GF)	0.00	10,000.00	-10,000.00	0.0%
01-1810 · Engineering / Inspections	1,237.50	3,100.00	-1,862.50	39.92%
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	200.00	3,000.00	-2,800.00	6.67%
01-1818 · Payroll Tax Expenditures	15.30	230.00	-214.70	6.65%
Total Expense	58,994.24	124,410.00	-65,415.76	47.42%
Net Income	63,266.11	0.00	63,266.11	100.0%

**CENTURY PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2025-2026**

#	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
									\$381,762	\$78,145	\$47,625	\$255,992	\$78,145	\$47,625	\$255,992	
									\$358,856	\$73,455	\$44,765	\$240,636	\$73,455	\$44,765	\$240,636	\$240,636
1	1	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 36,464.78		\$ (350.06)	\$ (1,458.66)	\$ 34,656.06	\$ 7,460.70	\$ 4,550.80	\$ 24,453.28	\$ 7,090.64	\$ 4,325.07	\$ 23,240.35	\$ 23,240.35
2	2	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 274,868.87		\$ (2,638.73)	\$ (10,995.26)	\$ 261,234.88	\$ 56,238.18	\$ 34,303.63	\$ 184,327.06	\$ 53,448.66	\$ 32,602.11	\$ 175,184.11	\$ 175,184.11
3	3	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 15,992.24		\$ (153.53)	\$ (639.72)	\$ 15,198.99	\$ 3,272.01	\$ 1,995.83	\$ 10,724.40	\$ 3,109.72	\$ 1,896.83	\$ 10,192.44	\$ 10,192.44
4	4	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 1,785.86		\$ (16.90)	\$ (96.00)	\$ 1,672.96	\$ 365.38	\$ 222.88	\$ 1,197.60	\$ 342.28	\$ 208.79	\$ 1,121.89	\$ 1,121.89
5	5	Miami-Dade Tax Collector	01/09/26	NAV Taxes	\$ 7,500.19		\$ (72.76)	\$ (225.00)	\$ 7,202.43	\$ 1,534.49	\$ 936.05	\$ 5,029.65	\$ 1,473.48	\$ 898.90	\$ 4,830.05	\$ 4,830.05
6	6	Miami-Dade Tax Collector	12/31/25	NAV Taxes	\$ 20,967.52		\$ (201.83)	\$ (783.78)	\$ 19,981.91	\$ 4,289.95	\$ 2,616.75	\$ 14,060.82	\$ 4,088.30	\$ 2,493.74	\$ 13,399.87	\$ 13,399.87
7	7	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 2,500.38		\$ (24.38)	\$ (62.51)	\$ 2,413.49	\$ 511.58	\$ 312.05	\$ 1,676.75	\$ 493.80	\$ 301.21	\$ 1,618.48	\$ 1,618.48
8	Int - 1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 360.43			\$ 360.43	\$ 360.43			\$ 360.43			\$ -
9	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 5,495.75		\$ (54.42)	\$ (54.95)	\$ 5,386.38	\$ 1,124.44	\$ 685.87	\$ 3,685.44	\$ 1,102.06	\$ 672.22	\$ 3,612.10	\$ 3,612.10
10	9	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 7,696.15		\$ (76.96)	\$ -	\$ 7,619.19	\$ 1,574.63	\$ 960.48	\$ 5,161.04	\$ 1,558.88	\$ 950.88	\$ 5,109.43	\$ 5,109.43
11	Int - 2	Miami-Dade Tax Collector	04/24/26	Interest		\$ 37.25			\$ 37.25	\$ 37.25			\$ 37.25			\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$373,271.74	\$ 397.68	\$ (3,589.57)	\$ (14,315.88)	\$ 355,763.97	\$ 76,769.04	\$ 46,584.34	\$ 250,316.04	\$ 73,105.50	\$ 44,349.75	\$ 238,308.72	\$ 238,308.72

Assessment Roll: 381,762.83 Collections
97.78%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

Admin: 78,145.19
Maint: 22,092.00
West Maint: 25,533.41
Debt: 255,992.23

Total: 381,762.83

\$ 373,271.74	
\$ 397.68	\$ 355,763.97
\$ (76,769.04)	\$ (44,349.75)
\$ (46,584.34)	\$ (73,105.50)
\$ -	\$ (238,308.72)
\$ (250,316.04)	\$ -
\$ -	\$ (0.00)

Total Maint: 47,625.41

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



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

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Century Park South Community Development District**, as described in the attached **MAP**, has **274** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$66.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

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/>.

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 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 [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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/>.