



**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 10, 2025
11:15 A.M.**

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

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

AGENDA
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
Century Homebuilders Group, LLC
1805 Ponce de Leon Boulevard, Unit #100
Coral Gables, Florida 33134
REGULAR BOARD MEETING & PUBLIC HEARING
June 10, 2025
11:15 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 13, 2025 Regular Board Meeting Minutes.....Page 2
 - 2. May 19, 2025 Reconvened Regular Board Meeting Minutes.....Page 5
- G. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 9
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.Page 16
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 18
- J. Board Members & Staff Closing Comments
- K. Adjourn



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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142321	611921	Print Legal Ad-IPL02041730 - IPL0204173		\$888.14	2	60 L

Attention: Laura J. Archer

Century Park Square Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Century Park Square Community Development District** (the "District") will hold Regular Board Meeting in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 1:00 p.m. on the following date:

November 21, 2024

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") will hold Regular Board Meetings in the Conference Room at Century Homebuilders Group, LLC, located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134 at 11:15 a.m. on the following dates:

**December 10, 2024
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
September 9, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 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 SQUARE COMMUNITY DEVELOPMENT DISTRICT
www.centuryparksquarecdd.org
IPL0204173
Nov 14 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:

11/14/24

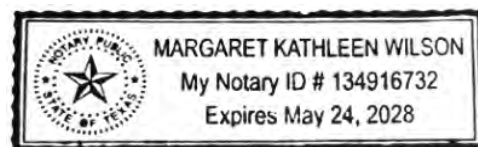
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 14th day of
November in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 13, 2025**

A. CALL TO ORDER

Mr. Silva called the May 13, 2025, Regular Board Meeting of the Century Park Square Community Development District (the “District”) to order at 11:20 a.m. in the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit 100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on November 14, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that a quorum had been established with the attendance of Chairperson Sandra Albo, Vice Chairperson Karl Neuman and Supervisor Tatiana Pino and it was in order to proceed with the meeting.

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

D. DISCUSSION REGARDING RESIGNATION AND APPOINTMENT TO FILL VACANCY

Mr. Silva stated that Ms. Albo and Mrs. Neuman (not in attendance) had initially submitted a letter of resignation dated 04/05/2025 but they both elected to formally withdraw the resignation letters from the agenda. A

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

This discussion item was tabled.

F. CONSIDER RESOLUTION NO. 2025-03 – ELECTION OF OFFICERS

This discussion item was tabled.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. March 11, 2025, Regular Board Meeting

The March 11, 2025, Regular Board Meeting minutes were presented.

A **motion** was made by Mr. Neuman, seconded by Ms. T. Pino and passed unanimously approving the minutes of the March 11, 2025, Regular Board Meeting, as presented.

J. OLD BUSINESS

There was no Old Business to discuss.

K. NEW BUSINESS

1. Consider Ratification of Lien of Record

Ms. Wald presented the Lien of Record of the District and explained that the document, once finalized, will be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2025, and that the District's lien secures the payment of special assessments levied for the purpose of funding the District's operating and maintenance expenses, and to pay the District's bond indebtedness for the purpose of funding various improvements incurred by the District. No Board action was required on this matter; however, the Board, by motion approved recording of the document as legally required:

A **motion** was made by Mr. Neuman, seconded by Ms. T. Pino and unanimously passed to ratifying the recording of the Lien of Record applicable to the District Special Assessment Refunding Bonds, Series 2025.

2. Consider Intergovernmental Cooperation Agreement – Miami-Dade County

Mr. Silva provided an explanation for the Intergovernmental Cooperation Agreement between the Miami-Dade County Property Appraiser, the Miami-Dade County Tax Collector and the District (the "Agreement"). A discussion ensued after which;

A **motion** was made by Mr. Neuman, seconded by Ms. Albo and unanimously passed to approve the Intergovernmental Cooperation Agreement between the Miami-Dade County Property Appraiser, the Miami-Dade County Tax Collector and the Century Park Square Community Development District; and authorizes District Officers to execute the Agreement and further authorizes District Staff to deliver the Agreement to the applicable Miami-Dade County department.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational matters to discuss.

M. BOARD MEMBER/STAFF COMMENTS

A **motion** was made by Mr. Neuman, seconded by Ms. T. Pino and unanimously passed to *recess* the Century Park Square Community Development District regular meeting at approximately 11:31

a.m. and to *reconvene* the regular meeting at 11:15 a.m. on May 19, 2025, in the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit 100, Coral Gables, Florida 33134.

N. ADJOURNMENT

See above action taken.

Secretary

Chairperson

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 19, 2025**

A. CALL TO ORDER

Mr. Silva called the May 19, 2025, Regular Board Meeting of the Century Park Square Community Development District (the “District”) to order at 11:25 a.m., which was reconvened from the May 13, 2025 meeting date, in the Conference Room at Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit 100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on November 14, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that a quorum had been established with the attendance of Vice Chairperson Karl Neuman and Supervisors Tatiana Pino and Alessandra Pino and it was in order to proceed with the meeting.

Also in attendance were: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Ginger Wald of Billing Cochran, Lyles, Mauro & Ramsey, P.A.

D. DISCUSSION REGARDING RESIGNATION AND APPOINTMENT TO FILL VACANCY

Mr. Silva advised that he was in possession of a resignation letter from Sandra Albo (Seat #3) with an effective date of May 19, 2025, and that it would be in order for the Board to consider his resignation at this time. A discussion ensued after which;

A **motion** was made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed to accept the resignation of Sandra Albo with an effective date of May 19, 2025.

Mr. Silva stated that there now was a vacancy in Seat #3 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed to *appoint* Ms. Teresa Baluja to serve the unexpired 2-year term of office in Seat #3 and such term of office is due to expire in November 2026.

Mr. Silva advised that he was in possession of a resignation letter from Carolina Neuman (Seat #5) with an effective date of May 19, 2025, and that it would be in order for the Board to consider his resignation at this time. A discussion ensued after which;

A **motion** was made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed to accept the resignation of Carolina Neuman with an effective date of May 19, 2025.

Mr. Silva stated that there now was a vacancy in Seat #5 and asked if there were any interested persons who would like to serve on the Board of Supervisors of the District. A discussion ensued after which:

A **motion** was made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed to *appoint* Mr. Marc Szasz to serve the unexpired 2-year term of office in Seat #5 and such term of office is due to expire in November 2026.

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

The Oath of Office will be emailed to Ms. Baluja and Mr. Szasz.

F. CONSIDER RESOLUTION NO. 2025-03 – ELECTION OF OFFICERS

Mr. Silva presented Resolution No. 2025-03 titled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT
DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE
DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

As a result of the changes to the Board of the District, Mr. Silva recommended that the election of the District’s Officers take place. He provided the following slate of names for election:

- Chairperson – Karl Neuman
- Vice Chairperson – Alessandra Pino
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Tatiana Pino, Nancy Nguyen, and Gloria Perez

A **motion** was made by Mr. Neuman, seconded by Ms. A. Pino and passed unanimously to *elect* the District’s Officers, as listed above.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. May 13, 2025, Regular Board Meeting

The March 13, 2025, Regular Board Meeting minutes will be presented for approval at the next meeting.

J. OLD BUSINESS

There was no Old Business to discuss.

K. NEW BUSINESS

1. Consider Ratification of Lien of Record

This item was discussed during the May 13, 2025 meeting.

2. Consider Intergovernmental Cooperation Agreement – Miami-Dade County

This item was discussed during the May 13, 2025 meeting.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational matters to discuss.

M. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or Staff closing comments.

N. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 11:32 a.m. on a **motion** made by Mr. Neuman, seconded by Ms. A. Pino and unanimously passed.

Secretary

Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142321	662897	Print Legal Ad-IPL02336650 - IPL0233665	Century Park Square CDD	1	75 L

Attention: Laura J. Archer

Century Park Square Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

LArcher@sdsinc.org

NOTICE OF PUBLIC HEARING & REGULAR BOARD MEETING OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Park Square Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on June 10, 2025, at 11:15 a.m., or as soon thereafter as can be heard, in a Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #101, Coral Gables, Florida 33134.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centuryparksquarecdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and/or Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**
www.centuryparksquarecdd.org
IPL0233665
May 21, 28 2025

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

05/21/25, 05/28/25

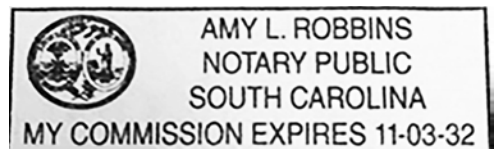
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 28th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RESOLUTION NO. 2025-04

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

WHEREAS, the Century Park Square 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 SQUARE 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 10th day of June, 2025.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Square Community Development District

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

CONTENTS

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	95,745
Developer Contribution	0
Debt Assessments	221,147
Interest Income	120
TOTAL REVENUES	\$ 317,012
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	24,000
Legal	25,000
Assessment Roll	6,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	7,995
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,000
Website Management & ADA Compliance	2,500
Dissemination Services	2,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 88,120
Maintenance Expenditures	
Engineering/Inspections	2,000
Field Operations	0
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 90,120
REVENUES LESS EXPENDITURES	\$ 226,892
Bond Payments	(207,878)
BALANCE	\$ 19,014
County Appraiser & Tax Collector Fee	(6,338)
Discounts For Early Payments	(12,676)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY PARK SQUARE 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				
O&M Assessments	0	0	95,745	Expenditures Less Interest/.94
Developer Contribution	49,100	107,125	0	
Debt Assessments	0	0	221,147	Bond Payments/.94
Interest Income	1	0	120	Projected At \$10 Per Month
TOTAL REVENUES	\$ 49,101	\$ 107,125	\$ 317,012	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	6,000	24,000	24,000	\$2,000 X 12 Months
Legal	8,927	25,000	25,000	No Change From 2024/2025 Budget
Assessment Roll	0	6,000	6,000	Will Commence In Fiscal Year Of Bond Issue
Audit Fees	0	4,000	4,000	Will Commence In Fiscal Year 2025/2026 (For 2024/2025 Audit)
Arbitrage Rebate Fee	0	650	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	1,480	6,000	6,000	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	23,389	25,000	7,995	Costs Higher In Prior Years
Miscellaneous	185	2,500	2,500	No Change From 2024/2025 Budget
Postage	372	300	300	No Change From 2024/2025 Budget
Office Supplies	323	1,500	1,500	No Change From 2024/2025 Budget
Dues & Subscriptions	100	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	4,000	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management & ADA Compliance	625	2,500	2,500	\$208.33 X 12 Months
Dissemination Services	0	2,500	2,500	Required By Underwriter
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 41,401	\$ 105,125	\$ 88,120	
Maintenance Expenditures				
Engineering/Inspections	2,708	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Field Operations	0	0	0	
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ 2,708	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 44,109	\$ 107,125	\$ 90,120	
REVENUES LESS EXPENDITURES	\$ 4,992	\$ -	\$ 226,892	
Bond Payments	0	0	(207,878)	2026 Principal & Interest Payments
BALANCE	\$ 4,992	\$ -	\$ 19,014	
County Appraiser & Tax Collector Fee	0	0	(6,338)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(12,676)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,992	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	100	Projected Interest For 2025/2026
NAV Tax Collection	0	0	207,878	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 207,978	
EXPENDITURES				
Principal Payments	0	0	40,000	Principal Payment Due In 2026
Interest Payments	0	0	166,194	Interest Payment Due In 2026
Bond Redemption	0	-	1,784	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 207,978	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Notes

Capitalized Interest Set-Up Through November 2025

Series 2025 Bond Information

Original Par Amount = \$2,890,000 Annual Principal Payments Due = May 15th

Interest Rate = 4.625% - 6.00% Annual Interest Payments Due = May 15th & November 15th

Issue Date = May 2025

Maturity Date = May 2055

Par Amount As Of 6/1/25 = \$2,890,000

Century Park Square Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O&M Assessment For Townhomes	\$ -	\$ -	\$ 478.72
Debt Assessment For Townhomes	\$ -	\$ -	\$ 1,105.73
Total For Townhomes	\$ -	\$ -	\$ 1,584.45

O&M Covenant = 450.00
450.00/.94 = 478.72
Can Exceed In 26/27

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Townhomes 200

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE 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 Square 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 SQUARE 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 10th day of June, 2025.

ATTEST:

**CENTURY PARK SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY PARK SQUARE 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 Square Community Development District** (the “District”) will hold Regular Board Meetings in the Lennar Homes, LLC Conference Room located at 5505 Waterford District Drive, Miami, Florida 33126 at 10:45 a.m. on the following dates:

**October 15, 2025
November 19, 2025
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 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 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 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 SQUARE COMMUNITY DEVELOPMENT DISTRICT

www.centuryparksquarecdd.org

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

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

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

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 19, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

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

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

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

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