



**CENTURY PARK SQUARE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 15, 2026  
10:45 A.M.**

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

[www.centuryparksquarecdd.org](http://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**  
Lennar Homes, LLC  
5505 Waterford District Drive  
Miami, Florida 33126  
**REGULAR BOARD MEETING**  
April 15, 2026  
10:45 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. March 18, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
- I. Administrative & Operational Matters
  - 1. Statement of Financial Interests – Form 1
- J. Board Members & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57964	IPL0279819	Legal Ad - IPL0279819		1.0	87.0L

ATTENTION: Century Park Square Community Development District IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**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**

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.

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 me on



**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 18, 2026**

**A. CALL TO ORDER**

Mr. Silva called the March 18, 2026, Regular Board Meeting of the Century Park Square Community Development District to order at 10:59 a.m. in the Lennar Homes, LLC Conference Room located at 5505 Waterford District Drive, Miami, Florida 33126.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the March 18, 2026, Regular Board Meeting had been published in the *Miami Herald* on October 8, 2025, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that a quorum had been established with the attendance of Vice Chairperson Alessandra Pino and Supervisors Teresa Baluja and Marc Szasz and it was in order to proceed.

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

Also present via telephone was Pedro Hernandez and Gilberto Delgado of Squire Patton Boggs (US) LLP.

**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 for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. October 15, 2025, Regular Board Meeting Minutes**

The October 15, 2025, Regular Board Meeting minutes were presented.

A **MOTION** was made by Mr. Szasz, seconded by Ms. Baluja and passed unanimously approving the October 15, 2025, Regular Board Meeting minutes, as presented.

**G. OLD BUSINESS**

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

**H. NEW BUSINESS**

**1. Consider Approval of Investment Banker Agreement – FMSBonds, Inc.**

Mr. Silva presented the appointment of FMSBonds as Investment Banker. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving the appointment of FMS Bonds as Investment Banker for the District, as presented.

**2. Consider Resolution No. 2026-01 – Delegation Resolution**

Resolution No. 2026-01 was presented, entitled:

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$2,000,000 IN TOTAL AGGREGATE PRINCIPAL AMOUNT OF CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA TWO PROJECT) (THE “SERIES 2026 BONDS”) FOR THE PRINCIPAL PURPOSE OF FINANCING CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS “ASSESSMENT AREA TWO”; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE SERIES 2026 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH SERIES 2026 BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE USE AND APPLICATION OF THAT CERTAIN MASTER TRUST INDENTURE DATED MAY 1, 2025, WITH RESPECT TO THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM**

**OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF SERIES 2026 BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND THE ENGINEER'S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE SERIES 2026 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AN EFFECTIVE DATE AND OTHER MATTERS.**

Mr. Hernandez provided an explanation for the document with emphasis on authorizing the issuance of not to exceed \$2,000,000 aggregate principal amount of Bonds in one or more series to pay for all or a portion of the Phase II Project; designation of attesting Board Members; authorization of execution and delivery of the form of bond purchase contract; form of preliminary limited offering memorandum; form of continuing disclosure agreement; and form of first supplemental trust indenture. A discussion ensued after which:

A **MOTION** made by Ms. Pino, seconded by Ms. Baluja and passed unanimously approving and adopting Resolution No. 2026-01, *as presented*, thereby authorizing the issuance of not to exceed \$2,000,000 aggregate principal amount of Century Park Square Community Development District special assessment bonds, in one or more series, to pay all or a portion of the design, acquisition, connection and impact fees and construction of certain public infrastructure improvements (the Phase II Project), as described in the Supplemental Engineer's Report dated June 7, 2024, as amended; and authorizes District Officials to execute related documents as so required.

**3. Consider Approval of Ancillary Bond Documents**  
**a. Acquisition Agreement**

Mr. Pawelczyk presented the Acquisition Agreement between the District and Lennar Homes, LLC (the "Developer") and provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving, in substantially final form, the Acquisition Agreement, subject to final approval by District Counsel, and further authorizing District officials to execute the documents, as required.

**b. Collateral Assignment and Assumption**

Mr. Pawelczyk presented the Collateral Assignment & Assumption of Development Rights Agreement (the "Agreement") between Lennar Homes, LLC (the "Developer" or "Assignor") and the District (the "Assignee") and provided an explanation for the document, describing the District's rights and ability regarding assignment of certain Development Rights to complete the Project to the extent that such Development Rights have not been previously assigned, transferred, or otherwise

conveyed to Miami-Dade County, Florida, the District, any utility provider, or other homebuilder, etc. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving, in substantially final form, the Collateral Assignment and Assumption of Developer Rights Agreement, subject to final approval by District Counsel, and further authorizing District officials to execute the documents, as required.

### **c. Completion Agreement**

Mr. Pawelczyk presented the Completion Agreement between Lennar Homes, LLC (the “Developer”) and the District and explained that the District would be obligated to issue only the Bonds to fund a portion of the cost of the 2026 Project and the Developer will cause the 2026 Project to be completed and conveyed to the District, or otherwise provide funds to the District, to cause the 2026 Project to be completed. The Completion Agreement fully sets forth the parameters for completion of the public improvements, as outlined in the Engineer’s Report dated June 7, 2024, as revised. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving, in substantially final form, the Completion Agreement, subject to final approval by District Counsel, and further authorizing District officials to execute the documents, as required.

### **d. Declaration of Consent**

Mr. Pawelczyk presented the Declaration of Consent to Jurisdiction of the District and outlined the purpose of the document. The Declaration explains that the Developer acknowledges that the District has been created and validly exists under the provisions of Chapter 190, Florida Statutes, as amended, and that the District has followed statutory procedures to levy and impose Special Assessments that are legal, valid and binding first liens upon the property in the District. Furthermore, the Declaration shall represent a lien of record for the purposes of Chapter 197, Florida Statutes.

### **e. Lien of Record**

Mr. Pawelczyk presented the Lien of Record of the District and explained that the document, when finalized, would be recorded in the Miami-Dade County Public Records. The document will define the amount of the Special Assessments, Series 2026 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 in connection with the 2026 Project. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving, in substantially final form, the Lien of Record, subject to final approval by District Counsel, and further authorizing District officials to execute the documents, as required.

### **f. True-Up Agreement**

Mr. Pawelczyk presented the True-Up Agreement (the “Agreement”) between the Developer and the District. Mr. Pawelczyk explained the purpose of the Agreement and indicated that the allocation of costs and benefits for the Improvements is based upon an estimated number and type of dwelling units within the District. Should the number of dwelling units change, then a true-up test will be performed to ensure that the total annual debt service assessment revenues from the levied Special Assessments is equal to or exceeds the Maximum Annual Debt Service, as outlined in the Master Special Assessment Methodology Report dated June 7, 2024, as revised. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Pino and unanimously passed approving, in substantially final form, the True-Up Agreement, subject to final approval by District Counsel, and further authorizing District officials to execute the documents, as required.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Mr. Silva advised that he was in possession of a resignation letter from Tatiana Pino (Seat #4) with an effective date of March 17, 2026, and that it would be in order for the Board to consider the resignation at this time. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. A. Pino and unanimously passed accepting the resignation of Tatiana Pino with an effective date of March 17, 2026.

Mr. Silva stated that there now was a vacancy in Seat #4 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 Ms. Baluja, seconded by Ms. A. Pino and unanimously passed appointing Vanessa Perez to serve the unexpired 2-year term of office in Seat #4 and such term of office will expire in November 2026.

The Oath of Office will be e-mailed to Ms. Perez.

## **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **K. ADJOURNMENT**

There be no further business, the Regular Board Meeting was adjourned at 11:10 a.m. on a **MOTION** made by Ms. A. Pino, seconded by Mr. Szasz and passed unanimously.

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Secretary

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Chairperson

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Century Park Square Community Development District (the “District”) was recently established by Ordinance No. 24-49 approved by the Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida, effective May 31, 2024; 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 SQUARE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The operating fund budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: June 10, 2025

HOUR: 10:45 a.m.

LOCATION: Lennar Homes, LLC  
5505 Waterford District Drive  
Miami, Florida 33134

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 15<sup>th</sup> day of April, 2026.

**ATTEST:**

**CENTURY PARK SQUARE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

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

**EXHIBIT A**

Century Park Square  
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 (SERIES 2025)
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2026)
- V ASSESSMENT COMPARISON

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

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	128,726
Developer Contribution	0
Debt Assessments - Series 2025	221,147
Debt Assessments - Series 2026	117,112
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 467,105</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	24,648
Legal	22,000
Assessment Roll	6,000
Audit Fees	5,100
Arbitrage Rebate Fee	0
Insurance	5,900
Legal Advertisements	5,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	8,500
Website Management & ADA Compliance	2,500
Dissemination Services	5,000
Continuing Disclosure Fee	2,000
Contingency	25,000
<b>Total Administrative Expenditures</b>	<b>\$ 116,123</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	5,000
Field Operations	0
Miscellaneous Maintenance	0
<b>Total Maintenance Expenditures</b>	<b>\$ 5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 121,123</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 345,982</b>
Bond Payments - Series 2025	(207,878)
Bond Payments - Series 2026	(110,085)
<b>BALANCE</b>	<b>\$ 28,019</b>
County Appraiser & Tax Collector Fee	(9,340)
Discounts For Early Payments	(18,679)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY PARK SQUARE 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
<b>REVENUES</b>				
O&M Assessments	0	95,745	128,726	Expenditures Less Interest/.94
Developer Contribution	65,562	0	0	
Debt Assessments - Series 2025	0	221,147	221,147	Bond Payments/.94
Debt Assessments - Series 2026	0	0	117,112	Bond Payments/.94
Interest Income	13	120	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 65,575</b>	<b>\$ 317,012</b>	<b>\$ 467,105</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	24,000	24,000	24,648	CPI Adjustment
Legal	12,685	25,000	22,000	\$3,000 Decrease From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	0	4,000	5,100	Will Increase Due To Second Bond Issue
Arbitrage Rebate Fee	0	650	0	District Bonds Qualify For Small User Exception
Insurance	5,000	6,000	5,900	FY 2025/2026 Expenditure Was \$5,300
Legal Advertisements	9,261	7,995	5,000	\$2,995 Decrease From 2025/2026 Budget
Miscellaneous	528	2,500	2,500	No Change From 2025/2026 Budget
Postage	235	300	300	No Change From 2025/2026 Budget
Office Supplies	435	1,500	1,500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,000	8,500	Increased Due To Second Bond Issue
Website Management & ADA Compliance	2,500	2,500	2,500	\$208.33 X 12 Months
Dissemination Services	0	2,500	5,000	Required By Underwriter
Continuing Disclosure Fee	0	1,000	2,000	Increased Due To Second Bond Issue
Contingency	0	0	25,000	Contingency
<b>Total Administrative Expenditures</b>	<b>\$ 60,819</b>	<b>\$ 88,120</b>	<b>\$ 116,123</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	1,294	2,000	5,000	\$3,000 Increase From 2025/2026 Budget
Field Operations	0	0	0	
Miscellaneous Maintenance	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 1,294</b>	<b>\$ 2,000</b>	<b>\$ 5,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 62,113</b>	<b>\$ 90,120</b>	<b>\$ 121,123</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 3,462</b>	<b>\$ 226,892</b>	<b>\$ 345,982</b>	
Bond Payments - Series 2025	0	(207,878)	(207,878)	2027 Principal & Interest Payments
Bond Payments - Series 2026	0	0	(110,085)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 3,462</b>	<b>\$ 19,014</b>	<b>\$ 28,019</b>	
County Appraiser & Tax Collector Fee	0	(6,338)	(9,340)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(12,676)	(18,679)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 3,462</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2025) BUDGET**  
**CENTURY PARK SQUARE 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	2,302	100	1,000	Projected Interest For 2026/2027
NAV Tax Collection	0	207,878	207,878	Maximum Debt Service Collection
Bond Proceeds	181,230	0	0	
<b>Total Revenues</b>	<b>\$ 183,532</b>	<b>\$ 207,978</b>	<b>\$ 208,878</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	40,000	40,000	Principal Payment Due In 2027
Interest Payments	0	166,194	164,844	Interest Payment Due In 2027
Bond Redemption	0	1,784	4,034	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 207,978</b>	<b>\$ 208,878</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 183,532</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/26 = \$2,890,000

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2026) BUDGET**  
**CENTURY PARK SQUARE 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	0	0	1,000	Projected Interest For 2026/2027
NAV Tax Collection	0	0	110,085	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,085</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	20,000	Principal Payment Due In 2027
Interest Payments	0	0	85,495	Interest Payment Due In 2027
Bond Redemption	0	-	5,590	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,085</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Notes**

**Capitalized Interest Set-Up Through November 2026**

**Series 2026 Bond Information**

Original Par Amount = \$1,555,000      Annual Principal Payments Due = May 15th

Interest Rate = 4.00% - 5.80%      Annual Interest Payments Due = May 15th & November 15th

Issue Date = April 2026

Maturity Date = May 2056

Par Amount As Of 5/1/26 = \$1,555,000

## Century Park Square Community Development District Assessment Comparison

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O&M Assessment For Area One Townhomes	\$ -	\$ 478.72	\$ 420.69
<u>Debt Assessment For Area One Townhomes</u>	<u>\$ -</u>	<u>\$ 1,105.73</u>	<u>\$ 1,105.73</u>
<b>Total For Area One Townhomes</b>	<b>\$ -</b>	<b>\$ 1,584.45</b>	<b>\$ 1,526.42</b>
O&M Assessment For Area Two Townhomes	\$ -	\$ -	\$ 420.69
<u>Debt Assessment For Area Two Townhomes</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,104.83</u>
<b>Total For Area Two Townhomes</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,525.52</b>

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

\* Assessments Include the Following :

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

Community Information:

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Phase 1 Townhomes	200
<u>Phase 2 Townhomes</u>	<u>106</u>
Total	306