



**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 2026
10:45 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
Lennar Homes, LLC
5505 Waterford District Drive
Miami, Florida 33126
REGULAR BOARD MEETING
October 21, 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. August 19, 2026 Regular Board Meeting& Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report.....Page 6
 - 2. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 9
- I. Administrative & Operational Matters
 - 1. Reminder of Ethics Training
- J. Board Members & Staff Closing Comments
- K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

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

October 21, 2026

November 18, 2026

February 17, 2027

March 17, 2027

April 21, 2027

May 19, 2027

June 16, 2027

July 21, 2027

August 18, 2027

September 15, 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 786-313-3661 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 notice.

Century Park Squarecommunity development district

www.centuryparksquarecdd.org

IPL0379287

Oct 9 2026

**CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 19, 2026**

A. CALL TO ORDER

Mr. Silva called the August 19, 2026, Regular Board Meeting of the Century Park Square Community Development District to order at 10:52 a.m. in the Lennar Homes LLC Meeting Room located at 5505 Waterford District Drive, Miami, FL 33126.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the August 19, 2026, Regular Board Meeting had been published in the *Miami Herald* on July 30, 2026, & August 6, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that a quorum had been established with the attendance of Karl Neuman, Vanessa Perez and Teresa Baluja 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.

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Silva called for the District's second Landowners' Meeting for the purpose of electing members to the Board of Supervisors. Mr. Silva explained that Seats 3, 4, and 5 would be subject to election at the Landowners' Meeting. A discussion ensued after which;

A **MOTION** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously setting the Second Landowners' Meeting for November 3, 2026, at 10:45 a.m. at the Lennar Homes LLC Meeting Room located at 5505 Waterford District Drive, Miami, FL 33126 and further authorizing the publication of the required notice in accordance with law.

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

There were no comments.

F. APPROVAL OF MINUTES

1. April 15, 2026, Regular Board Meeting

The minutes of the April 15, 2026, Regular Board Meeting were presented.

A **MOTION** was made by Mr. Neuman, seconded by Ms. Baluja and passed unanimously approving the minutes of the April 15, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There was no Old Business to discuss.

H. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Resetting Public Hearing Date to Adopt Fiscal Year 2026/2027 Final Budget

Mr. Silva Presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-02; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and advised that because the June 10, 2026, Public Hearing had been rescheduled to August 19, 2026, it was in order to *amend* Resolution No. 2026-02. A discussion ensued after which:

A **MOTION** was made by Ms. Baluja, seconded by Mr. Neuman and passed unanimously adopting Resolution 2026-03, *as presented*; thereby *amending* Resolution 2026-02.

2. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Scheduled

Mr. Silva Presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE 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.

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **MOTION** was made by Ms. Baluja, seconded by Mr. Neuman and unanimously passed approving and adopting Resolution No. 2026-04, *as presented*, thereby setting the Century Park Square Community Development District fiscal year 2026/2027 regular meeting schedule and authorizing the publication of said schedule, as required by law.

3. Legislative Update Memo – BCLMR

Mr. Pawelczyk presented the 2026 Legislative Update memo by Billing, Cochran, P.A. and briefly went over the items.

NOTE: At approximately 10:56 a.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

I. PUBLIC HEARING – 1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing on the Fiscal Year 2026/2027 Final Budget had been published in the *Miami Herald* on July 30, 2026, and August 6, 2026, as legally required.

2. Receive Public Comment on the Fiscal Year 2026/2027 Final Operating Fund Budget

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2026/2027 final budget. There being no comments on the fiscal year 2026/2027 final budget, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2026/2027 final budget. A discussion ensued after which:

A **MOTION** was made by Mr. Neuman, seconded by Ms. Baluja and unanimously passed approving and adopting Resolution No. 2026-05, as presented, thereby setting the fiscal year 2026/2027 final budget.

NOTE: At approximately 10:58 a.m., Mr. Silva closed the Public Hearing on the Fiscal Year 2026/2027 Final Budget and simultaneously reconvened the Regular Board Meeting.

J. ADMINISTRATIVE MATTERS

Mr. Silva reminded the Board that annual ethics training was due December 31, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from the Board Members or Staff.

L. ADJOURNMENT

There being no further business, the Regular Board Meeting was adjourned at 11:00 a.m. on a **MOTION** made by Ms. Baluja, seconded by Ms. Perez. There were no objections

Secretary

Chairperson

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE 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 Square 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 2024-21 on November 21, 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 SQUARE 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 21st day of October, 2026.

ATTEST:

**CENTURY PARK SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

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**)
 - o If “yes” explain

Program/Activity: District Operations

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

Objectives:

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

Performance Measures:

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

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Park Square 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 SQUARE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 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 BECOMES EFFECTIVE this 21st day of October, 2026.

ATTEST:

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Park Square Community Development District

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

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET (2025)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (2026)**

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O&M Assessments	95,745	96,301	96,301
Debt Assessments (2025)	221,147	221,543	221,543
Debt Assessments (2026)	0	0	0
Interest Income	120	65	62
Total Revenues	\$ 317,012	\$ 317,909	\$ 317,906
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	24,000	24,000	24,000
Legal	25,000	17,000	14,369
Assessment Roll	6,000	6,000	6,000
Audit Fees	4,000	4,000	4,000
Arbitrage Rebate Fee	650	0	0
Insurance	6,000	5,300	5,300
Legal Advertisements	7,995	3,500	2,130
Miscellaneous	2,500	500	260
Postage	300	115	104
Office Supplies	1,500	400	377
Dues & Subscriptions	175	175	175
Trustee Fees	4,000	4,246	4,246
Website Management & ADA Compliance	2,500	2,500	2,500
Dissemination Services	2,500	875	875
Continuing Disclosure Fee	1,000	500	500
Total Administrative Expenditures	\$ 88,120	\$ 69,111	\$ 64,836
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	2,000	5,000	2,951
Field Operations	0	0	0
Miscellaneous Maintenance	0	0	0
Total Maintenance Expenditures	\$ 2,000	\$ 5,000	\$ 2,951
Total Expenditures	\$ 90,120	\$ 74,111	\$ 67,787
REVENUES LESS EXPENDITURES	\$ 226,892	\$ 243,798	\$ 250,119
Bond Payments (2025)	(207,878)	(211,303)	(211,303)
Bond Payments (2026)	0	0	0
BALANCE	\$ 19,014	\$ 32,495	\$ 38,816
County Appraiser & Tax Collector Fee	(6,338)	(3,059)	(3,059)
Discounts For Early Payments	(12,676)	(11,614)	(11,614)
EXCESS/ (SHORTFALL)	\$ -	\$ 17,822	\$ 24,143
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 17,822	\$ 24,143

Fund Balance As Of 9/30/2025
Projected FY 2025/2026 Activity
Fund Balance As Of 9/30/2026

\$8,454
\$17,822
\$26,276

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	100	6,523	6,523
NAV Assessment Collection	207,878	211,303	211,303
Transfer from Construction	0	839	839
Total Revenues	\$ 207,978	\$ 218,665	\$ 218,665
EXPENDITURES			
Principal Payments	40,000	40,000	40,000
Interest Payments	166,194	161,100	161,100
Bond Redemption	1,784	0	0
Transfer To Construction Fund	0	3,800	3,449
Total Expenditures	\$ 207,978	\$ 204,900	\$ 204,549
Excess/ (Shortfall)	\$ -	\$ 13,765	\$ 14,116

FUND BALANCE AS OF 9/30/25	\$182,214
FY 2025/2026 ACTIVITY	\$13,765
FUND BALANCE AS OF 9/30/26	\$195,979

Notes

Reserve Fund Balance = \$103,939*. Revenue Account Balance = \$92,040*.

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of \$82,884.

Capitalized Interest Set-Up Through November 2025.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	\$2,890,000	Annual Principal Payments Due:
Interest Rate =	4.625% - 6.00%	May 1st
Issue Date =	May 2025	Annual Interest Payments Due:
Maturity Date =	May 2055	November 1st
Par Amount As Of 9/30/26 =	\$2,850,000	

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	0	740	714
Bond Proceeds	0	72,855	72,855
NAV Assessment Collection	0	0	0
Total Revenues	\$ -	\$ 73,595	\$ 73,569
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	0	0
Bond Redemption	0	0	0
Total Expenditures	\$ -	\$ -	\$ -
Excess/ (Shortfall)	\$ -	\$ 73,595	\$ 73,569

FUND BALANCE AS OF 9/30/25	\$0
FY 2025/2026 ACTIVITY	\$73,595
FUND BALANCE AS OF 9/30/26	\$73,595

Notes

Reserve Fund Balance = \$27,521*. Interest Account Balance = \$46,074*

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of \$45,333.

Capitalized Interest Was Set-Up Through November 2026.

Capital Projects Bond Proceeds = \$1,482,145. Total Bond Proceeds = \$1,555,000.

FY 2025/2026 Cost Of Issuance = \$229,850.

FY 2025/2026 Original Issue Discount = \$2,351.

Fiscal Year 2025/2026 Capital Outlay = \$1,260,000 (Projected)*.

* Approximate Amounts

Series 2026 Bond Information

Original Par Amount =	\$1,555,000	Annual Principal Payments Due:
Interest Rate =	4.0% - 5.8%	May 1st
Issue Date =	July 2026	Annual Interest Payments Due:
Maturity Date =	May 2056	November 1st

Par Amount As Of 9/30/26 = \$1,555,000