



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 10, 2017
6:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.centurygardenscdd.org

305.777.0761 Telephone

877.SDS.4922 Toll Free

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AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
The Mater Gardens Academy Charter School - Cafeteria
9010 NW 178th Lane
Miami, FL 33018
REGULAR BOARD MEETING
October 10, 2017
6:30 p.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 23, 2017 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Revised Annexation Agreement – Silver Springs Lennar, LLC.....Page 10
- H. New Business
 - 1. Discussion Regarding Hurricane “Irma” and Post Storm Community Clean-Up
 - 2. Consider Resolution No. 2017-06 – Adopting Amended FY 2016/2017 Final Budget.....Page 18
- I. Administrative Matters
 - 1. Financial Report.....Page 24
- J. Board Members Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

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


Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

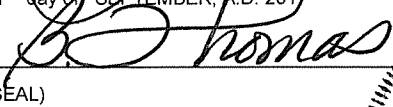
in the XXXX Court,
was published in said newspaper in the issues of

09/21/2017

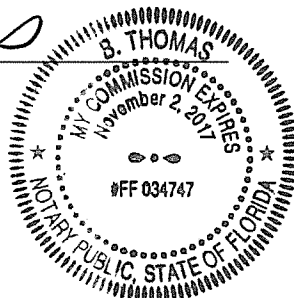
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
21 day of SEPTEMBER, A.D. 2017



(SEAL)
MARIA MESA personally known to me



**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Gardens Community Development District (the "District") will hold Regular Meetings in the Mater Gardens Academy Charter School - Meeting Room, located at 9010 NW 17th Lane, Miami, Florida 33018, at 6:30 p.m. on the following dates:

October 10, 2017
 November 14, 2017
 March 13, 2018
 April 10, 2018
 May 8, 2018
 June 12, 2018
 September 11, 2018

The purpose of these 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. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305)777-0761 and/or toll free at 1-877-737-4922.

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 the 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 (305)777-0761 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 canceled from time to time without advertised notice.

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenscdd.org
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**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

A. CALL TO ORDER

The May 23, 2017, Regular Board Meeting of the Century Gardens Community Development District was called to order at 6:40 p.m. in the Cafeteria of the Mater Gardens Academy Charter School located at 9010 NW 178th Lane, Miami, Florida 33018.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on March 1, 2017, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. DECLARE VACANCY AND SEAT NEW BOARD MEMBERS

Mr. Silva advised that no one had qualified for Seat #3 (currently held by Abel Fernandez) during the qualifying period for the 2016 General Election for the **Century Gardens Community Development District** (the "District"). As a result, it would be in order to declare a vacancy in Seat #3, effective as of May 23, 2017. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed declaring a vacancy (currently held by the incumbent, Abel Fernandez) in Seat #3 of the District's Board, effective as of May 23, 2017; and the Board shall appoint a qualified elector to fill said vacancy.

Mr. Silva stated that there 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. Mr. Abel Fernandez, a qualified resident of the State of Florida, stated that he was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed to appoint Mr. Abel Fernandez to serve the unexpired 4-year term of office in Seat #3 and such term of office will expire in November 2020.

District Counsel Ginger Wald, Notary Public in the State of Florida, administered the Oath of Office to Abel Fernandez and reminded him of his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Mr. Silva stated that no one had qualified for Seat #4 (currently held by Daniele Ranaudo) during the qualifying period for the 2016 General Election for the District. As a result, it would be in order to declare a vacancy in Seat #4, effective as of May 23, 2017. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed declaring a vacancy (currently held by the incumbent, Daniele Ranaudo) in Seat #4 of the District's Board, effective as of May 23, 2017; and the Board shall appoint a qualified elector to fill said vacancy.

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

Mr. Silva stated that there 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. Mr. Daniele Ranaudo, a qualified resident of the State of Florida, stated that he was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed to appoint Mr. Daniele Ranaudo to serve the unexpired 4-year term of office in Seat #4 and such term of office will expire in November 2020.

Ms. Wald, Notary Public in the State of Florida, administered the Oath of Office to Daniele Ranaudo and reminded him of his duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

Mr. Silva stated that no one had qualified for Seat #5 (currently held by Shirley Villalobos) during the qualifying period for the 2016 General Election for the District. As a result, it would be in order to declare a vacancy in Seat #5, effective as of May 23, 2017. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Ranaudo and unanimously passed declaring a vacancy (currently held by the incumbent, Shirley Villalobos) in Seat #5 of the District's Board, effective as of May 23, 2017; and the Board shall appoint a qualified elector to fill said vacancy.

Mr. Silva stated that there 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. Ms. Shirley Villalobos, a qualified resident of the State of Florida, stated that he was interested in serving on the Board of Supervisors of the District. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Fernandez and unanimously passed to appoint Ms. Shirley Villalobos to serve the unexpired 4-year term of office in Seat #5 and such term of office will expire in November 2020.

Since Ms. Villalobos was not physically in attendance, Mr. Silva indicated that he would provide her with an Oath of Office form with instructions to take the Oath of Office as soon as possible.

D. RE-ELECTION OF OFFICERS

Mr. Silva stated that as a result of today's appointments to the Board and due to the General Election results of November 8, 2016, it would be in order to re-elect officers to the District Board of Supervisors. The following names were suggested for election:

- Chairperson – Abraham Farhan
- Vice Chairperson – Shirley Villalobos
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Abel Fernández, Daniele Ranaudo, Nildo Ruiz, Gloria Perez and Neil Kalin

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

A discussion ensued after which:

A **MOTION** was made by Mr. Ranaudo, seconded by Mr. Farhan and unanimously passed to *elect* the officers of the Century Gardens Community Development District Board of Supervisors, as listed above.

E. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Abraham Farhan, Vice Chairperson Shirley Villalobos and Supervisor Nildo Ruiz constituted a quorum and it was in order to proceed with the meeting:

Staff in attendance included: District Managers Gloria Perez and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Luis Moreno of Miami, Florida; and Osvaldo Santiestevéz of Miami, Florida.

F. ADDITIONS OR DELETIONS TO THE AGENDA.

There were no additions or deletions to the agenda.

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

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

H. APPROVAL OF MINUTES

1. April 10, 2017, Regular Board Meeting

The minutes of the April 10, 2017, Regular Board Meeting were presented for approval.

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and passed unanimously passed to approve the minutes of the April 10, 2017, Regular Board Meeting, as presented.

At approximately 8:00 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing for the purpose of receiving public comments on the fiscal year 2017/2018 final budget and assessments.

I. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Daily Business Review* on May 3, 2017, and May 10, 2017, as legally required.

2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments.

There being no comments on the fiscal year 2017/2018 budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Silva presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the Fiscal Year 2017/2018 Final Budget and the non-ad valorem special assessment tax roll.

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed to adopt Resolution No. 2017-03, approving the Fiscal Year 2017/2018 Final Budget, as presented, setting the fiscal year 2017/2018 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

At approximately 8:09 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

J. OLD BUSINESS

1. Update Regarding Lennar Expansion Project - (this item was discussed prior to agenda item I.1.)

Mrs. Perez informed the District Board of Supervisors (the “Board”) that Mr. Silva and herself had communicated with Mr. Angel Rodriguez and Ms. Maria C. Herrera (“Lennar Staff”) of Lennar Homes LLC (“Lennar”) regarding the counteroffer requested by “the Board” (accepting the \$60,000 offer from Lennar, only if Lennar agreed to coordinate all of the Entrance Improvement Projects (landscaping improvements along NW 179th Lane and 87th Avenue and the refurbishing of the entrance monument features) in their entirety; from planning, to permitting, engagement of contractors and professionals, scheduling of work, through completion of work), after which Lennar Staff had initially agreed with the request made by the Board and had started the agreement negotiations based on the Board’s direction. Mrs. Perez then explained that late this afternoon, Ms. Herrera (Sr. Land Acquisition Manager for Lennar) had called her to explain that Lennar cannot

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

abide by the requests made by the Board. As a result, Mrs. Perez recommended that Ms. Herrera call in to the meeting so that she can negotiate directly with the Board and address any questions or concerns the Board may have.

At approximately 7:23 p.m., Ms. Herrera joined the meeting via conference call.

Ms. Herrera greeted the Board and explained her role within Lennar. She then stated that the reason why the counteroffer made by the Board had been declined was due to Lennar's Staff time constraints. In addition, coordination of certain aspects of the Entrance Improvement Project, such as the landscape design plans, would be easily done with communication between the contractor and the District, instead of with Lennar Staff. In return, Lennar would provide permit running services in order to facilitate the permitting process with Miami-Dade County (the "County"), as well as providing the District with guidance as needed and providing Lennar's vendor list with Lennar's rates.

Mr. Ruiz asked Ms. Herrera, "How did Lennar calculate \$60,000 as the total amount of funding to be provided to the District for the Entrance Improvements Project?" Ms. Herrera responded by stating that rough calculations were made by Lennar's staff, based upon the removal and replacement of the royal palms with live oaks along the median located along NW 179th Lane.

At approximately 7:50 p.m., Mr. Fernandez excused himself from the meeting.

Mr. Farhan stated that he would like to see these requests in the form of an agreement after which District Counsel Ginger Wald explained that an annexation agreement had been drafted prior to the meeting and was ready to present before the aforementioned information from Lennar had been provided. Mr. Farhan also asked Ms. Herrera what the result of the Board not approving the annexation process would mean to Lennar after which Ms. Herrera responded that Lennar has other options available, such as creating their own community development district and that the offer of \$60,000 from Lennar to the District is not an obligation or requirement per the County. Annexing the Turquesa community into the District will add approximately \$20,000-\$30,000 to the District fund balance (per year), which will be produced from assessing the Turquesa townhome units for Operations & Maintenance expenses associated with the maintenance of public infrastructure within the District (debt assessments will not change for the original units and the expansion units as a result of the annexation). If the District declines the offer from Lennar, the District will lose the opportunity for an external source of funding for the Entrance Improvements Project.

Pursuant to lengthy discussions and addressing inquiries from the public and the Board, District Counsel Wald recapped, that Lennar is agreeing to the following: to pay \$60,000 to the District for Improvements, provide permitting services with the County for the Improvements plans, provide the names and contact information for Lennar's vendors, contractors and design professionals for Improvements by the District and provide the District with the schedule of work by Lennar to coordinate the construction of the monument improvements with Lennar's contractors.

The District will receive the funds from Lennar after the approval of the annexation so that the District may begin the process of hiring the necessary professionals to commence the planning stages

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

of the Entrance Improvements Project and in order to proceed with the construction of the Improvements.

There being no further questions from the Board, they thanked Ms. Herrera for her time and she dropped off the conference call (*at approximately 7:58 p.m.*). A discussion ensued after which the majority Board consensus was to accept the \$60,000 offer from Lennar thus allowing Lennar to commence all necessary procedures in order to allow Turquesa to be annexed into the District, thereby directing District Counsel to move forward with the Annexation Agreement process

2. Update Regarding Broken Sidewalk at Dry Retention Area

This item was tabled until the next meeting.

K. NEW BUSINESS

1. Consider Annexation Agreement – Silver Springs Lennar, LLC

Mr. Silva explained the purpose for the Annexation Agreement and stated that the obligations of the developer to the District will be reflected in the Annexation Agreement, as discussed during agenda item J.1. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan approving the Annexation Agreement between Silver Springs Lennar, LLC and the District, subject to final review and approval by District Board, District Counsel and the District Manager. Upon being put to a vote, the **MOTION** carried on a vote of 2 to 1 with Mr. Ranaudo dissenting.

2. Consider Resolution No. 2017-04 – Authorizing District Counsel and District Staff to File Petition with Miami-Dade County to Expand the Boundaries of the District

Resolution No. 2017-04 was presented, entitled:

RESOLUTION NO. 2017-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE
A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND
THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN
EFFECTIVE DATE.**

Mr. Silva explained the purpose for the resolution. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan to adopt Resolution No. 2017-04, as presented, authorizing expansion of the District and further authorizing Staff to file the required petition documents with the Board of County Commissioners of Miami-Dade County, Florida; and further authorizes District officials to execute documents related to the boundary amendment, as so

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

required. Upon being put to a vote, the **MOTION** carried on a vote of 2 to 1 with Mr. Ranaudo dissenting.

3. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Resolution No. 2017-05 was presented, entitled:

RESOLUTION NO. 2017-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL
YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID
DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document and a discussion ensued after which the following motion was made:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Farhan and unanimously passed to approve and adopt Resolution No. 2017-05, as presented, thereby setting the fiscal year 2017/2018 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

L. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests – 2016 Form 1 – Filing Deadline: July 1, 2017

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2016 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2017.

2. Financial Report

Mr. Silva presented the financials in the meeting book and briefly reviewed them with the Board. He pointed out that the available funds as of April 30, 2017, were \$131,252.38.

M. BOARD MEMBER COMMENTS

Mr. Silva stated that unless an emergency were to arise, the Board will meet again in September or October.

O. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Farhan, seconded by Mr. Ruiz to adjourn the meeting at 8:31 p.m. There were no objections.

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 23, 2017**

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AGREEMENT

This Agreement ("Agreement") is made and entered into as of this ____ day of _____, 2017 (the "Effective Date"), by and between:

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("District"); and

SILVER SPRINGS LENNAR, LLC, a Delaware limited liability company ("Developer").

RECITALS:

WHEREAS, Developer is the owner of certain real property located in Miami-Dade County, Florida, which real property is described in **Exhibit "A"** attached hereto ("**Property**"); and

WHEREAS, Developer desires to: (a) annex the Property into the boundaries of the District (the "**Annexation**") and (b) cause the District to issue special assessment bonds (the "**Special Assessment Bonds**") to pay for the cost of development of certain public infrastructure improvements within the Property (the "**Property Infrastructure**").

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

Section 1: INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

Section 2: ANNEXATION AND SPECIAL ASSESSMENT BONDS. The District shall: (a) obtain all governmental consents and approvals necessary to complete the Annexation, including, but not limited to, approval of Miami-Dade County, and any other required governmental entities having jurisdiction thereof, and (b) cause the Special Assessment Bonds to be issued in the amount to be determined by Developer to pay for all or a portion of the cost of the Property Infrastructure. The parties agree and acknowledge that all costs and expenses associated with the Annexation shall be borne by the Developer. The District shall not be required to fund any costs or expenses associated with the Annexation except as set forth in Section 4 hereinafter. For as long as Developer is the owner of any portion of the Property, unless and until the Special Assessments have been paid in full, the District acknowledges and agrees that it shall not issue any other special assessment bonds or other debt instruments affecting the Property without Developer's prior written consent, which shall not be unreasonably withheld. **Prior to issuance of any special assessment bonds or other debt affecting the property, developer shall have the right, in its sole discretion, to remove the property from the district and cause the boundaries of the district to be contracted accordingly (the "removal") upon written notice (the "removal notice") to the district. Upon receipt of the removal notice, the district shall take all action required to remove the property from the district as soon as possible after receipt of the removal notice. The parties agree and acknowledge that all costs and expenses associated with the removal shall be borne by the developer.**

Section 3: APPROVAL RIGHTS OF DEVELOPER. **The district hereby acknowledges and agrees that developer shall have the express right in its sole and absolute discretion to**

approve: (i) the rate of interest to be paid on the special assessment bonds and (ii) the underwriter issuing the special assessment bonds. In the event either (i) or (ii) is not acceptable to developer, the developer shall have the right of removal upon removal notice to the district. Upon receipt of the removal notice, the district shall take all action required to remove the property from the district as soon as possible, but in any event, no later than sixty (60) days after receipt of removal notice the district shall authorize district officials to proceed with the filing of a petition to contract the boundaries of the district. The failure by district to do so shall be a default under this agreement. The parties agree and acknowledge that all costs and expenses associated with the removal shall be borne by the developer.

~~Section 2:~~ —

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~~Section 3:~~Section 4: **OBLIGATIONS OF DEVELOPER.**

Within ten (10) days of the latter of the expiration of the thirty (30) day appeal period after the effective date of an Ordinance of Miami-Dade County approving the Annexation or if an appeal is taken, of the appeal ultimately being concluded in favor of the Annexation, Developer shall make a contribution to the District in the amount of SIXTY THOUSAND (\$60,000.00) DOLLARS, to be utilized by the District in its discretion for capital improvements within the boundaries of the District, including, but not limited to, landscaping and monument improvements along NW 179 Lane and NW 87 Avenue (the "Improvements").

Developer shall provide District with the names and contact information for Developer's design professionals, contractors and vendors associated with the Developer's project within the District. Developer shall also provide District with permitting services for the District's approved plans for the Improvements with Miami-Dade County, including coordination between the District representative, District-retained design professionals and contractors and Miami-Dade County, to assist the District in the issuance of a permit for the plans for Improvements by Miami-Dade County, at no cost to the District. Developer shall also provide the District with the schedule of work by Developer's contractors in order for the District to coordinate the construction of the Improvements.

~~Section 4:~~Section 5: **DEFAULT.** In the event Developer complies with all requirements to obtain the Annexation and cause the District to issue the Special Assessment Bonds and the District does not cooperate with same and/or the District fails, through its own acts and omissions, to: (a) timely obtain the Annexation or cause the issuance of the Special Assessment Bonds in accordance with the terms of this Agreement, and/or (b) timely perform any other obligation under this Agreement, Developer shall, at its sole discretion, have the right to: (i) terminate this Agreement and be relieved of all further obligations hereunder, and (ii) if the Property has been annexed into the District, but the Special Assessment Bonds are not issued, the Developer shall have the right to require the District to provide any and all documentation, including, but not limited to, written consent of the District, necessary for the Developer to apply for the contraction of the District boundaries to remove the Property therefrom, and the District shall immediately reimburse to the Developer all costs and expenses incurred in connection with this Agreement, including, but not limited to, all costs and expenses related to the Annexation, the Special Assessment Bonds, the Plans and the Improvements. Developer acknowledges that any delays or failure associated with the Annexation or the issuance of the Special Assessment Bonds that are not within the control of the District shall not result or be interpreted or construed as a default hereunder.

Section 5:Section 6: SUCCESSORS. The rights and obligations created by this Agreement shall be binding upon and shall inure to the benefit of Developer and District, and their respective heirs, executors, receivers, trustees, successors and permitted assigns. Developer shall have the right to assign the Agreement to Lennar Homes, LLC or any affiliate of subsidiary without the prior consent of the District. Any other assignments of this Agreement shall be subject to the approval of the non-assigning party, not be unreasonably withheld.

Section 6:Section 7: CONSTRUCTION OF TERMS. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

Section 7:Section 8: ENTIRE AGREEMENT. This Agreement contains the entire understanding between District and Developer, and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement and that in entering into this Agreement neither party relied upon any representation not herein contained.

Section 8:Section 9: CAPTIONS. The captions for each section of this Agreement are for convenience and reference only and do not define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

Section 9:Section 10:SEVERABILITY. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 10:Section 11: EXECUTION OF DOCUMENTS. Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction herein contemplated and to convey good and marketable title for all conveyances subject to this Agreement.

Section 11:Section 12: COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but the same instrument.

Section 12:Section 13: AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

Section 13:Section 14: AMENDMENTS AND WAIVERS. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing duly executed by the parties hereto. No failure by District or Developer to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term, or condition. Either party hereto, by notice, may but shall be under no

obligation to, waive any of its rights or any conditions to its obligations hereunder. No waiver shall affect or alter this Agreement, but every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

Section 14:Section 15: **APPLICABLE LAW; VENUE.** This Agreement is made and shall be construed under the laws of the State of Florida without regard to principles of conflicts of law, and venue for purposes of any litigation arising out of this Agreement shall be Miami-Dade County, Florida.

Section 15:Section 16: **COSTS AND FEES.** If either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that each party shall bear its own attorneys' fees and costs incurred for trial, alternative dispute resolution, or appellate proceedings, except as may be otherwise expressly set forth in Section 4 of this Agreement.

Section 16: FORCE MAJEURE. In the event that the performance by either party of any of its obligations hereunder is delayed by natural disaster, terrorist activity, war, labor dispute or other matter beyond the control of such party, without such party's fault or negligence, then the party affected shall notify the other party in writing of the specific obligation delayed, and the duration of the delay, and the deadline for completion of such obligation shall be extended by a like number of days.

Section 17: NOTICE. All notices, demands, requests, and other communications required or permitted hereunder shall be in writing. All such notices, demands, requests and other communications (and copies thereof) shall be deemed to be delivered: (a) if sent by messenger, upon personal delivery to the party to whom the notice is directed; (b) if sent by facsimile or electronic mail, upon delivery (but only so long as a copy of the notice is also sent by another method provided for in this Section); (c) if sent by overnight courier, with request for next business day delivery, on the next business day after sending; or (d) whether actually received or not, two (2) business days after deposit in a regularly maintained receptacle for the United States mail, registered or certified, return receipt requested, postage prepaid, addressed as follows (or to such other address as the parties may specify by notice given pursuant to this Section):

If to the District: Century Gardens Community Development District
 c/o Special District Services, Inc.
 2501A Burns Road
 Palm Beach Gardens, Florida 33410
 Attention: District Manager
 Email address: asilva@sdsinc.org

With copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 SunTrust Center, Sixth Floor
 515 East Las Olas Boulevard
 Fort Lauderdale, Florida 33301
 Attention: Dennis E. Lyles, Esq.
 Email Address: dlyles@bclmr.com

If to Developer: Silver Springs Lennar, LLC

700 NW 107th Avenue, Suite 400
Miami, Florida 33172
Attention: _____
Facsimile No. _____
E-mail Address: _____

With a copy to:

The respective attorneys for Developer and the District are hereby authorized to give any notice pursuant to this Agreement on behalf of their respective clients.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the District and Developer have executed this Agreement as of the respective dates set forth below.

Attest:

**CENTURY GARDENS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Date: _____, 2017

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, as Chairperson/ Vice Chairperson of the Board of Supervisors of the **CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

[SIGNATURES AND ACKNOWLEDGMENTS CONTINUED ON NEXT PAGE]

Witnesses:

SILVER SPRINGS LENNAR, LLC,
a Delaware limited liability company

By: _____

Print Name

Print Name: _____

Title: _____

Print Name

Date: _____, 2017

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

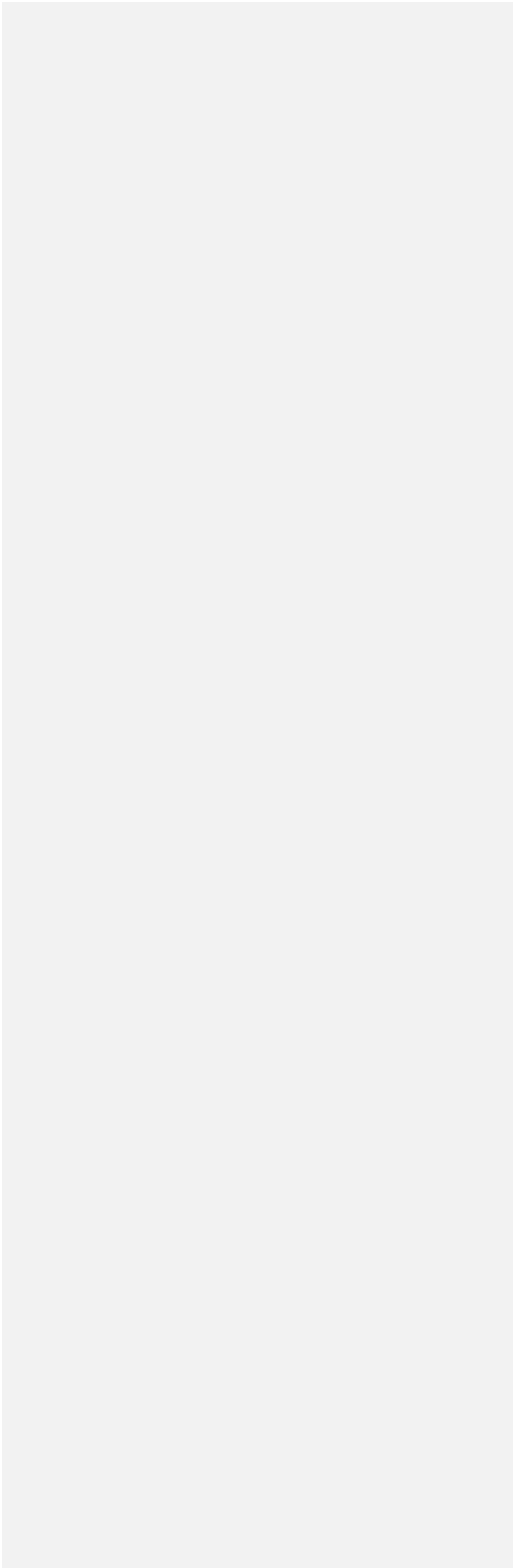
The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, as _____ of **SILVER SPRINGS LENNAR, LLC**, a Delaware limited liability company, on behalf of said company. He or she is personally known to me or has produced _____ as identification.

Notary Public
Commission Expires: _____

EXHIBIT "A"

Legal Description of the Property

{00009
#51366807_v3



RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Gardens 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 GARDENS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 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 10th day of October, 2017.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2007)**
- III **AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014)**

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Administrative Assessments	56,802	58,308	58,308
Maintenance Assessments	75,793	75,793	75,793
Debt Assessments (Series 2007)	77,226	77,226	77,226
Debt Assessments (Series 2014)	343,723	348,167	348,167
Other Revenues	0	0	0
Interest Income	60	245	245
TOTAL REVENUES	\$ 553,604	\$ 559,739	\$ 559,739
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Management	26,304	26,304	26,304
Secretarial	4,200	4,200	4,200
Legal	9,000	9,000	7,880
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,000	3,000	3,000
Arbitrage Rebate Fee	650	0	0
Insurance	5,250	5,100	5,100
Legal Advertisements	600	650	541
Miscellaneous	700	1,400	1,291
Postage	350	200	193
Office Supplies	800	800	776
Dues & Subscriptions	175	175	175
Trustee Fee	7,300	7,209	7,209
Continuing Disclosure Fee	1,000	500	500
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,829	\$ 66,038	\$ 64,669
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	25,000	25,000	22,375
Aquatic Lake Maintenance	3,275	4,615	4,615
Preserve Area	1,970	500	0
Irrigation Maintenance	5,000	2,000	1,321
Miscellaneous Maintenance	3,000	2,000	785
Electricity	3,300	3,000	2,445
Engineering/Inspections	2,000	1,500	170
Palm Treatment - Maint./Replacement	10,000	1,500	830
Improvements - Landscape/Forestry	12,700	6,000	1,350
Improvements - Entry Features/Reserve Contingency	5,000	2,500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 71,245	\$ 48,615	\$ 33,891
TOTAL EXPENDITURES	\$ 138,074	\$ 114,653	\$ 98,560
REVENUES LESS EXPENDITURES	\$ 415,530	\$ 445,086	\$ 461,179
Bond Payments (Series 2007)	(72,824)	(73,549)	(73,549)
Bond Payments (Series 2014)	(323,100)	(331,100)	(331,100)
BALANCE	\$ 19,606	\$ 40,437	\$ 56,530
County Appraiser & Tax Collector Fee	(10,994)	(5,394)	(5,394)
Discounts For Early Payments	(21,987)	(19,985)	(19,985)
Excess/ (Shortfall)	\$ (13,375)	\$ 15,058	\$ 31,151
Carryover From Prior Year	13,375	13,375	0
Net Excess/ (Shortfall)	\$ -	\$ 28,433	\$ 31,151

FUND BALANCE AS OF 9/30/16	\$64,650
FY 2016/2017 ACTIVITY	\$15,058
FUND BALANCE AS OF 9/30/17	\$79,708

Notes

Carryover From Prior Year Of \$13,375 was used to reduce Fiscal Year 2016/2017 Assessments.
\$12,850 Of Fund Balance To Be Used To Reduce 2017/2018 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2007)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	25	360	357
NAV Tax Collection	72,824	73,549	73,549
Total Revenues	\$ 72,849	\$ 73,909	\$ 73,906
EXPENDITURES			
Principal Payments	25,000	25,000	25,000
Interest Payments	47,849	48,480	48,480
Total Expenditures	\$ 72,849	\$ 73,480	\$ 73,480
Excess/ (Shortfall)	\$ -	\$ 429	\$ 426

FUND BALANCE AS OF 9/30/16	\$67,413
FY 2016/2017 ACTIVITY	\$429
FUND BALANCE AS OF 9/30/17	\$67,842

Notes

Reserve Fund Balance = \$38,306*. Revenue Fund Balance = \$29,320*.
Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$23,608.75.
* Approximate Amounts

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due:
Interest Rate =	5.05%	May 1st
Issue Date =	March 2007	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$935,000	

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2004-SERIES 2014)
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	50	460	452
NAV Tax Collection	323,100	331,100	331,100
Total Revenues	\$ 323,150	\$ 331,560	\$ 331,552
EXPENDITURES			
Principal Payments	150,000	150,000	150,000
Interest Payments	118,150	119,850	119,850
Extraordinary Principal Payments	55,000	50,000	50,000
Total Expenditures	\$ 323,150	\$ 319,850	\$ 319,850
Excess/Shortfall	\$ -	\$ 11,710	\$ 11,702

FUND BALANCE AS OF 9/30/16	\$267,808
FY 2016/2017 ACTIVITY	\$11,710
FUND BALANCE AS OF 9/30/17	\$279,518

Notes

Reserve Fund Balance = \$136,977*. Revenue Fund Balance = \$142,541*.
Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment Of \$56,950 and
Extraordinary Principal Payment Of \$55,000.

* Approximate Amounts

Series 2014 Refunding Bond Information

Original Par Amount =	\$3,905,000	Annual Principal Payments Due:
Interest Rate =	3.4% - 8.4%	May 1st
Issue Date =	June 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/17 =	\$3,350,000	

Century Gardens
Community Development District

**Financial Report For
September 2017**

Century Gardens Community Development District
Budget vs. Actual
October 2016 through September 2017

	<u>Oct '16 - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Administrative Assessments	58,307.86	56,802.00	1,505.86	102.65%
363.101 · Maintenance Assessments	75,793.15	75,793.00	0.15	100.0%
363.811 · Debt Assessments - Series 2007	77,226.20	77,226.00	0.20	100.0%
363.812 · Debt Assessments (Series 2014)	348,166.50	343,723.00	4,443.50	101.29%
363.821 · Payment To Trustee-Series 2007	-73,549.00	-72,824.00	-725.00	101.0%
363.822 · Payment To Trustee - 2014	-331,100.00	-323,100.00	-8,000.00	102.48%
363.830 · County Appraiser & Tax Col Fees	-5,394.44	-10,994.00	5,599.56	49.07%
363.831 · Discounts For Early Payments	-19,985.35	-21,987.00	2,001.65	90.9%
369.401 · Interest Income	244.58	60.00	184.58	407.63%
369.402 · Carryover From Prior Year	0.00	13,375.00	-13,375.00	0.0%
Total Income	129,709.50	138,074.00	-8,364.50	93.94%
Expense				
511. · Professional Fees				
511.310 · Engineering/Inspections	170.00	2,000.00	-1,830.00	8.5%
511.315 · Legal Fees	7,880.30	9,000.00	-1,119.70	87.56%
511.320 · Audit Fees	3,000.00	3,000.00	0.00	100.0%
Total 511. · Professional Fees	11,050.30	14,000.00	-2,949.70	78.93%
511.301 · Lawn Maintenance	22,375.32	25,000.00	-2,624.68	89.5%
511.302 · Aquatic Lake Maintenance	4,615.00	3,275.00	1,340.00	140.92%
511.303 · Preserve Area	0.00	1,970.00	-1,970.00	0.0%
511.304 · Improvements-Landscape/Forestry	1,350.00	12,700.00	-11,350.00	10.63%
511.305 · Infrastructure Maintenance	0.00	5,000.00	-5,000.00	0.0%
511.307 · Irrigation Maintenance	1,321.08	5,000.00	-3,678.92	26.42%
511.308 · Miscellaneous Maintenance	784.99	3,000.00	-2,215.01	26.17%
511.309 · Electricity	2,444.51	3,300.00	-855.49	74.08%
511-310 · Palm Treatment - Maint. Replace	830.00	10,000.00	-9,170.00	8.3%
511.311 · Management Fees	26,304.00	26,304.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	5,100.00	5,250.00	-150.00	97.14%
511.480 · Legal Advertisements	540.55	600.00	-59.45	90.09%
511.512 · Miscellaneous	1,291.00	700.00	591.00	184.43%
511.513 · Postage and Delivery	192.99	350.00	-157.01	55.14%
511.514 · Office Supplies	775.59	800.00	-24.41	96.95%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	7,208.75	7,300.00	-91.25	98.75%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
512.734 · Continuing Disclosure	500.00	1,000.00	-500.00	50.0%
Total Expense	98,559.08	138,074.00	-39,514.92	71.38%
Net Income	31,150.42	0.00	31,150.42	100.0%

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Sep-17	Year To Date Actual 10/1/16 - 9/30/17
REVENUES			
Administrative Assessments	56,802	0	58,308
Maintenance Assessments	75,793	0	75,793
Debt Assessments (Series 2004-2014)	343,723	0	348,167
Debt Assessments (Series 2007)	77,226	0	77,226
Other Revenues	0	0	0
Interest Income	60	0	245
Total Revenues	\$ 553,604	\$ -	\$ 559,738
ADMINISTRATIVE EXPENDITURES			
Management	26,304	2,192	26,304
Secretarial	4,200	350	4,200
Legal	9,000	0	7,880
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,000	0	3,000
Arbitrage Rebate Fee	650	0	0
Insurance	5,250	0	5,100
Legal Advertisements	600	110	541
Miscellaneous	700	166	1,291
Postage	350	9	193
Office Supplies	800	6	776
Dues & Subscriptions	175	0	175
Trustee Fee	7,300	0	7,209
Continuing Disclosure Fee	1,000	500	500
Website Management	1,500	125	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 66,829	\$ 9,458	\$ 64,668
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	25,000	0	22,375
Aquatic Lake Maintenance	3,275	350	4,615
Preserve Area	1,970	0	0
Irrigation Maintenance	5,000	0	1,321
Miscellaneous Maintenance	3,000	0	785
Electricity	3,300	0	2,445
Engineering/Inspections	2,000	0	170
Palms Treatment - Maintenance/Replacement	10,000	0	830
Improvements - Landscape/Forestry	12,700	0	1,350
Improvements - Reserve Contingency	5,000	0	0
Total Improvements	17,700	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 71,245	\$ 350	\$ 33,891
Total Expenditures	\$ 138,074	\$ 9,808	\$ 98,559
Revenues Less Expenditures	\$ 415,530	\$ (9,808)	\$ 461,178
Bond Payments (Series 2004/2014)	(323,100)	0	(331,100)
Bond Payments (Series 2007)	(72,824)	0	(73,549)
Balance	\$ 19,606	\$ (9,808)	\$ 56,529
County Appraiser & Tax Collector Fee	(10,994)	0	(5,394)
Discounts For Early Payments	(21,987)	0	(19,985)
Excess/ (Shortfall)	\$ (13,375)	\$ (9,808)	\$ 31,150
Carryover From Prior Year	13,375	0	0
Net Excess/ (Shortfall)	\$ -	\$ (9,808)	\$ 31,150
Bank Balance As Of 8/31/17	\$ 114,918.19		
Funds Received: 9/1/17 - 9/30/17	\$ -		
Disbursements: 9/1/17 - 9/30/17	\$ 9,220.39		
Bank Balance As Of 9/30/17	\$ 105,697.80		
Accounts Payable As Of 9/30/17	\$ 9,897.50		
Accounts Receivable As Of 9/30/17	\$ -		
Available Funds As Of 9/30/17	\$ 95,800.30		
Estimated Fund Balance As Of 9/30/17	\$ 79,700.00		
Estimated Fiscal Year 2017/2018 Carryover Budget	\$ 12,850.00		
Estimated Reserve Funds As Of 9/30/18	\$ 66,850.00		

Century Gardens Community Development District
Expenditures
May 2017 - September 2017

	Date	Invoice #	Vendor	Description	Amount
Expenditures					
511. Professional Fees					
511.310 Engineering/Inspections					
Total 511.310 · Engineering/Inspections					170.00
511.315 Legal Fees					
05/31/2017	4271	Alvarez Engineers, Inc.	engineering-review sidewalk issue in Tract E May 2017		170.00
05/31/2017	142111	Billing, Cochran, Lyles, Mauro, & Ramsey Acct# 539-031050 Stmt# 142111	May 2017		922.30
06/30/2017	142892	Billing, Cochran, Lyles, Mauro, & Ramsey Acct# 539-031050 Stmt# 142892	June 2017		500.00
07/31/2017	143358	Billing, Cochran, Lyles, Mauro, & Ramsey Acct# 539-031050 Stmt# 143358	July 2017		500.00
08/31/2017	144098	Billing, Cochran, Lyles, Mauro, & Ramsey Acct# 539-031050 Stmt# 144098	August 2017		500.00
Total 511.315 · Legal Fees					2,422.30
Total 511. · Professional Fees					2,592.30
511.301 Lawn Maintenance					
05/31/2017	61730	Squires Enterprises Inc DBA Turf Mgmt	inv# 61730 May 2017	Lawn maintenance service	2,452.08
06/14/2017	61774	Squires Enterprises Inc DBA Turf Mgmt	inv# 61774 June 2017	Lawn maintenance service	2,452.08
07/19/2017	61835	Squires Enterprises Inc DBA Turf Mgmt	inv# 61835 July 2017	Lawn maintenance service	2,452.08
08/01/2017	61888	Squires Enterprises Inc DBA Turf Mgmt	inv# 61888 August 2017	Lawn maintenance service	2,452.08
Total 511.301 · Lawn Maintenance					9,808.32
511.302 Aquatic Lake Maintenance					
05/01/2017	126575	Allstate Resource Management, Inc.		lake and mitigation mgmt services and debris removal services	350.00
06/01/2017	127244	Allstate Resource Management, Inc.		lake and mitigation mgmt services and debris removal services	350.00
07/01/2017	127884	Allstate Resource Management, Inc.		lake and mitigation mgmt services and debris removal services	350.00
08/01/2017	128582	Allstate Resource Management, Inc.		lake and mitigation mgmt services and debris removal services	350.00
09/01/2017	129239	Allstate Resource Management, Inc.		lake and mitigation mgmt services and debris removal services	350.00
Total 511.302 · Aquatic Lake Maintenance					1,750.00
511.304 Improvements-Landscape/Forestry					
06/22/2017	61784	Squires Enterprises Inc DBA Turf Mgmt	inv# 61784	trim ficus hedges on NW 87 Ave	900.00
Total 511.304 · Improvements-Landscape/Forestry					900.00
511.307 Irrigation Maintenance					
08/10/2017	61895	Squires Enterprises Inc DBA Turf Mgmt	inv# 61895	irrigation repair to zone 2 not coming on	100.00
08/30/2017	69285	SprayPro	cust# 1122676 inv# 069285	replace 4 broken rotors	480.00
Total 511.307 · Irrigation Maintenance					580.00
511.308 Miscellaneous Maintenance					
08/22/2017	9156566287	HD Supply Facilities Maintenance	inv# 9156566287	Fido baggies-pet waste liner	49.99
Total 511.308 · Miscellaneous Maintenance					49.99

Century Gardens Community Development District
Expenditures
May 2017 - September 2017

	Date	Invoice #	Vendor	Description	Amount
511.309 · Electricity					
	05/30/2017	35589-17153	FPL	Acct# 35589-17153 for services on (4/27/17-5/30/17)	252.48
	06/29/2017	35587-17153	FPL	Acct# 35589-17153 for services on (5/30/17-6/29/17)	233.14
	07/28/2017	35589-17153	FPL	Acct# 35589-17153 for services on (6/29/17-7/28/17)	190.43
	08/29/2017	35589-17153	FPL	Acct# 35589-17153 for services on (7/28/17-8/29/17)	255.37
					<u>931.42</u>
Total 511.309 · Electricity					931.42
511.310 · Palm Treatment - Maint. Replace					
	08/21/2017	61913	Squires Enterprises Inc DBA Turf Mgmt	inv# 61913 palm fertilizer	385.00
					<u>385.00</u>
Total 511.310 · Palm Treatment - Maint. Replace					385.00
511.311 · Management Fees					
	05/31/2017	2017-1113	Special District Services	inv# 2017-1113 Management Fee May 2017	2,192.00
	06/30/2017	2017-1381	Special District Services	inv# 2017-1381 Management Fee June 2017	2,192.00
	07/31/2017	2017-1553	Special District Services	inv# 2017-1553 Management Fee July 2017	2,192.00
	08/31/2017	2017-1844	Special District Services	inv# 2017-1844 Management Fee August 2017	2,192.00
	09/30/2017	2017-2569	Special District Services	inv# 2017-2569 Management Fee Sept 2017	2,192.00
					<u>10,960.00</u>
Total 511.311 · Management Fees					10,960.00
511.312 · Secretarial Fees					
	05/31/2017	2017-1113	Special District Services	May 2017 Secretarial Fee	350.00
	06/30/2017	2017-1381	Special District Services	June 2017 Secretarial Fee	350.00
	07/31/2017	2017-1553	Special District Services	July 2017 Secretarial Fee	350.00
	08/31/2017	2017-1844	Special District Services	August 2017 Secretarial Fee	350.00
	09/30/2017	2017-2569	Special District Services	Sept 2017 Secretarial Fee	350.00
					<u>1,750.00</u>
Total 511.312 · Secretarial Fees					1,750.00
511.318 · Assessment/Tax Roll					
	09/29/2017	2017-2492	Special District Services	inv# 2017-2492 Assessment Roll Prep 2017	6,000.00
					<u>6,000.00</u>
Total 511.318 · Assessment/Tax Roll					6,000.00
511.480 · Legal Advertisements					
	05/10/2017	10000220141-0503	ALM Media, LLC	customer # 9013690 Notice of PH (FY 17/18 Budget) & Reg Board Mtg	170.30
	09/21/2017	10000259826-0921	ALM Media, LLC	FY 17/18 Reg Mtg Schedule	109.80
					<u>280.10</u>
Total 511.480 · Legal Advertisements					280.10
511.512 · Miscellaneous					

**Century Gardens Community Development District
Expenditures
May 2017 - September 2017**

Date	Invoice #	Vendor	Description	Amount
05/01/2017	5/23/17	Mater Gardens, Inc.	Meeting Room Reservation for 5/23/17	60.00
05/31/2017	2017-1113	Special District Services	April 2017 Travel AS, AO, GP, JR	57.78
06/30/2017	2017-1381	Special District Services	May 2017 Travel AS, AO, GP, JR	128.93
07/31/2017	2017-1553	Special District Services	June 2017 Travel AO, JR	64.71
08/31/2017	2017-1844	Special District Services	July 2017 Travel AO, JR	46.53
08/31/2017	2017-1844	Special District Services	July 2017 chargeback for garbage bags	32.04
09/19/2017	10/10/17	Mater Gardens, Inc.	Meeting Room Reservation for 10/10/17	60.00
09/30/2017	2017-2569	Special District Services	August 2017 travel	105.93
				<u>555.92</u>
Total 511.512 · Miscellaneous				
511.513 · Postage and Delivery				
05/31/2017	2017-1113	Special District Services	April 2017 Postage	34.50
05/31/2017	2017-1113	Special District Services	April 2017 FedEx	16.94
06/30/2017	2017-1381	Special District Services	May 2017 Postage	3.22
06/30/2017	2017-1381	Special District Services	May 2017 FedEx	28.22
07/31/2017	2017-1553	Special District Services	June 2017 Postage	2.92
08/31/2017	2017-1844	Special District Services	July 2017 Postage	12.45
08/31/2017	2017-1844	Special District Services	July 2017 FedEx	8.68
09/30/2017	2017-2569	Special District Services	August 2017 postage	8.92
				<u>115.85</u>
Total 511.513 · Postage and Delivery				
511.514 · Office Supplies				
05/31/2017	2017-1113	Special District Services	April 2017 copier charges	99.60
05/31/2017	2017-1113	Special District Services	April 2017 meeting books	24.00
06/30/2017	2017-1381	Special District Services	May 2017 copier charges	53.55
06/30/2017	2017-1381	Special District Services	May 2017 meeting books	24.00
07/31/2017	2017-1553	Special District Services	June 2017 copier charges	10.50
08/31/2017	2017-1844	Special District Services	July 2017 copier charges	71.25
09/30/2017	2017-2569	Special District Services	August 2017 copier charges	5.85
				<u>288.75</u>
Total 511.514 · Office Supplies				
511.733 · Trustee Fees				
07/25/2017	4706486	U.S. Bank (Trustee Fee)	Inv# 4360105 Account# 210272000 Trustee Fees 7/1/16-6/30/17	3,708.75
				<u>3,708.75</u>
Total 511.733 · Trustee Fees				
05/31/2017	2017-1113	Special District Services	May 2017 Website Fee	125.00

Century Gardens Community Development District
Expenditures
May 2017 - September 2017

Date	Invoice #	Vendor	Description	Amount
06/30/2017	2017-1381	Special District Services	June 2017 Website Fee	125.00
07/31/2017	2017-1553	Special District Services	July 2017 Website Fee	125.00
08/31/2017	2017-1844	Special District Services	August 2017 Website Fee	125.00
09/30/2017	2017-2569	Special District Services	Sept 2017 Website fee	125.00
				<u>625.00</u>
09/28/2017	2017-2430	Special District Services	inv# 2017-2430 Continuing Disclosure fee FY 2016/2017	500.00
				<u>500.00</u>
				<u>41,781.40</u>

Total 511,750 - Website Management
512,734 - Continuing Disclosure

Total 512,734 - Continuing Disclosure
Total Expenditures

Century Gardens Community Development District
Check Register
May 1, 2017 - September 30, 2017

Check Number	Check Date	Vendor	Amount
3034	05/01/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	862.10
3035	05/01/2017	Crespo Lawn Service, Inc.	1,725.00
3036	05/01/2017	Grau & Associates	2,500.00
3037	05/01/2017	Special District Services	2,916.10
3038	05/01/2017	U.S. Bank (Tax Receipts 2014)	15,909.45
3039	05/01/2017	Wells Fargo Bank (Tax Receipts)	269.20
3040	05/01/2017	Wells Fargo Bank (Trustee Fee)	3,500.00
3041	05/08/2017	FPL	221.65
3042	05/08/2017	Mater Gardens, Inc.	60.00
3043	06/01/2017	Allstate Resource Management, Inc.	350.00
3044	06/01/2017	ALM Media, LLC	170.30
3045	06/01/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	1,198.70
3046	06/01/2017	Special District Services	2,899.82
3047	06/01/2017	U.S. Bank (Tax Receipts 2014)	3,154.50
3048	06/15/2017	FPL	252.48
3049	06/15/2017	Squires Enterprises Inc DBA Turf Mgmt	2,452.08
3050	07/01/2017	Allstate Resource Management, Inc.	350.00
3051	07/01/2017	Alvarez Engineers, Inc.	170.00
3052	07/01/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	922.30
3053	07/01/2017	Special District Services	2,904.92
3054	07/01/2017	Squires Enterprises Inc DBA Turf Mgmt	2,452.08
3055	07/01/2017	U.S. Bank (Tax Receipts 2014)	4,178.00
3056	07/17/2017	FPL	233.14
3057	07/17/2017	U.S. Bank (Tax Receipts 2014)	3,830.95
3058	07/17/2017	Wells Fargo Bank (Tax Receipts)	1,463.21
3059	08/01/2017	Allstate Resource Management, Inc.	350.00
3060	08/01/2017	Special District Services	2,745.13
3061	08/01/2017	Squires Enterprises Inc DBA Turf Mgmt	2,452.08
3062	08/11/2017	FPL	190.43
3063	08/11/2017	U.S. Bank (Trustee Fee)	3,708.75
3064	09/01/2017	Allstate Resource Management, Inc.	350.00
3065	09/01/2017	Billing, Cochran, Lyles, Mauro, & Ramsey	1,000.00
3066	09/01/2017	HD Supply Facilities Maintenance	49.99
3067	09/01/2017	Special District Services	2,837.95
3068	09/01/2017	Squires Enterprises Inc DBA Turf Mgmt	2,552.08
3069	09/13/2017	FPL	255.37
3070	09/13/2017	SprayPro	480.00
3071	09/26/2017	Allstate Resource Management, Inc.	350.00
3072	09/26/2017	Mater Gardens, Inc.	60.00
3073	09/26/2017	Squires Enterprises Inc DBA Turf Mgmt	1,285.00
TOTAL			73,612.76

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2016-2017**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2007 Debt Assessment Income (Before Discounts & Fees)	Series 2014 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Income (After Discounts & Fees)	Series 2014 Debt Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Paid to Trustee	Series 2014 Debt Assessment Paid to Trustee
									\$553,544	\$56,802	\$75,793	\$77,226	\$343,723	\$56,802	\$75,793	\$77,226	\$343,723		
									\$20,563	\$53,394	\$71,245	\$72,824	\$323,100	\$53,394	\$71,245	\$72,824	\$323,100		
1	8Q	Miami-Date Tax Collector	11/17/16	NAV Taxes	\$ 6,988.33				\$ 6,804.50	\$ 712.08	\$ 950.25	\$ 563.60	\$ 4,772.40	\$ 673.75	\$ 897.95	\$ 523.10	\$ 4,509.70	\$ 72,824	\$ 4,509.70
2	8	Miami-Date Tax Collector	11/17/16	NAV Taxes	\$ 16,713.80				\$ 15,884.79	\$ 1,689.80	\$ 2,268.12	\$ 2,195.38	\$ 10,560.50	\$ 1,615.54	\$ 2,155.65	\$ 2,086.45	\$ 10,027.15	\$ 2,086.45	\$ 10,027.15
3	7	Miami-Date Tax Collector	11/25/16	NAV Taxes	\$ 93,311.61				\$ 88,683.28	\$ 9,490.55	\$ 12,663.67	\$ 12,074.59	\$ 59,082.60	\$ 9,019.73	\$ 12,036.55	\$ 11,475.70	\$ 56,152.30	\$ 11,475.70	\$ 56,152.30
4	200	Miami-Date Tax Collector	12/08/16	NAV Taxes	\$ 327,645.93				\$ 311,394.55	\$ 33,287.75	\$ 44,417.35	\$ 51,591.43	\$ 198,349.40	\$ 31,636.50	\$ 42,214.25	\$ 49,032.55	\$ 188,511.25	\$ 49,032.55	\$ 188,511.25
5	208	Miami-Date Tax Collector	12/19/16	NAV Taxes	\$ 30,613.54				\$ 29,095.09	\$ 3,116.30	\$ 4,158.22	\$ 3,293.07	\$ 20,045.95	\$ 2,961.69	\$ 3,952.00	\$ 3,129.75	\$ 19,051.65	\$ 3,129.75	\$ 19,051.65
6	1056	Miami-Date Tax Collector	12/28/17	NAV Taxes	\$ 5,585.48				\$ 5,349.61	\$ 566.60	\$ 756.04	\$ 1,097.69	\$ 3,165.15	\$ 542.91	\$ 724.10	\$ 1,051.30	\$ 3,031.30	\$ 1,051.30	\$ 3,031.30
7	408Q	Miami-Date Tax Collector	01/11/17	NAV Taxes	\$ 2,089.30				\$ 1,987.16	\$ 210.40	\$ 280.80	\$ 272.05	\$ 1,306.05	\$ 202.06	\$ 269.65	\$ 261.25	\$ 1,254.20	\$ 261.25	\$ 1,254.20
8	408	Miami-Date Tax Collector	01/11/17	NAV Taxes	\$ 8,356.90				\$ 8,025.14	\$ 849.90	\$ 1,134.06	\$ 1,097.69	\$ 5,275.25	\$ 816.14	\$ 1,089.05	\$ 1,054.10	\$ 5,065.85	\$ 1,054.10	\$ 5,065.85
9	2	Miami-Date Tax Collector	01/27/17	Interest		\$ 39.51			\$ 39.51					\$ 39.51					
10	69	Miami-Date Tax Collector	02/07/17	NAV Taxes	\$ 16,713.80				\$ 16,188.30	\$ 1,689.80	\$ 2,268.12	\$ 2,195.38	\$ 10,560.50	\$ 1,645.05	\$ 2,197.40	\$ 2,126.50	\$ 10,219.35	\$ 2,126.50	\$ 10,219.35
11	987	Miami-Date Tax Collector	03/08/17	NAV Taxes	\$ 9,742.61				\$ 9,548.72	\$ 991.55	\$ 1,324.07	\$ 1,097.69	\$ 6,330.30	\$ 971.76	\$ 1,296.72	\$ 1,075.89	\$ 6,204.35	\$ 1,075.89	\$ 6,204.35
12	246	Miami-Date Tax Collector	04/11/17	NAV Taxes	\$ 21,470.63				\$ 21,245.74	\$ 2,193.58	\$ 2,927.15	\$ 272.05	\$ 16,077.85	\$ 2,170.59	\$ 2,896.50	\$ 269.20	\$ 15,909.45	\$ 269.20	\$ 15,909.45
13	900	Miami-Date Tax Collector	04/26/17	Interest		\$ 7.97			\$ 7.97					\$ 7.97					
14	292	Miami-Date Tax Collector	05/10/17	NAV Taxes Interest	\$ 4,157.13				\$ 4,266.46	\$ 549.59	\$ 567.00		\$ 3,165.25	\$ 546.91	\$ 565.05		\$ 3,154.50		\$ 3,154.50
15	317	Miami-Date Tax Collector	08/09/17	NAV Taxes Interest	\$ 5,542.84				\$ 5,652.03	\$ 732.88	\$ 756.04		\$ 4,220.20	\$ 725.53	\$ 748.50		\$ 4,178.00		\$ 4,178.00
16	871	Miami-Date Tax Collector	06/26/17	NAV Taxes Interest (TC)	\$ 9,785.25				\$ 10,123.33	\$ 2,141.86	\$ 1,323.26	\$ 1,485.58	\$ 5,274.90	\$ 3,519.14	\$ 1,310.03	\$ 1,463.21	\$ 3,830.95	\$ 1,463.21	\$ 3,830.95
17	356	Miami-Date Tax Collector	07/19/17	Interest		\$ 17.74			\$ 17.74					\$ 17.74					
18																			
19																			
20																			
					\$558,697.15	\$ 796.56	\$ (5,394.44)	\$ (19,985.35)	\$ 534,113.92	\$ 58,307.86	\$ 75,793.15	\$ 77,226.20	\$ 348,166.50	\$ 57,112.52	\$ 72,352.40	\$ 73,549.00	\$ 331,100.00	\$ 73,549.00	\$ 331,100.00

Tax Roll = 558,697.15
2014 Debt On Roll = 348,166.50

Note: \$553,544, \$56,793, \$75,793, \$787,226 and \$343,723 are 2016/2017 budgeted assessments before discounts and fees.
 \$541,265, \$53,394, \$71,245, \$74,086 and \$323,100 are 2016/2017 budgeted assessments after discounts and fees.

\$ 558,697.15	\$ 534,113.92
\$ 796.56	\$ (72,352.40)
\$ (58,307.86)	\$ (57,112.52)
\$ (75,793.15)	\$ (73,549.00)
\$ (348,166.50)	\$ (331,100.00)
\$ (77,226.20)	\$ -
\$ -	\$ -