

Century Gardens
Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	86,333	87,581	87,581
Maintenance Assessments	73,697	73,702	73,702
Debt Assessments (Series 2007)	81,002	81,002	81,002
Debt Assessments (Series 2014)	203,164	203,165	203,165
Debt Assessments (Series 2019)	117,273	117,273	117,273
Other Revenues	0	0	0
Interest Income	720	9,700	9,539
TOTAL REVENUES	\$ 562,189	\$ 572,423	\$ 572,262
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	1,800	1,800
Payroll Taxes	400	213	213
Management	28,848	28,848	28,848
Secretarial	4,200	4,200	4,200
Legal	9,000	9,000	7,643
Assessment Roll	6,000	4,000	4,000
Audit Fees	4,100	3,700	3,700
Insurance	7,400	6,874	6,874
Legal Advertisements	2,000	2,400	1,302
Miscellaneous	1,100	1,000	789
Postage	250	475	460
Office Supplies	700	500	447
Dues & Subscriptions	175	175	175
Trustee Fees	11,800	11,778	11,778
Continuing Disclosure Fee	500	500	500
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,473	\$ 77,463	\$ 74,729
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	33,000	49,000	47,084
Aquatic Lake Maintenance	5,200	5,200	4,961
Preserve Area	1,000	500	0
Irrigation Maintenance	3,500	3,500	2,982
Miscellaneous Maintenance (Pump Repairs, Animal Removal, etc.)	5,760	9,000	6,907
Electricity	3,300	2,208	2,208
Engineering/Inspections	2,000	2,500	2,201
Field Operations Management	1,500	1,500	1,500
Palm Treatment - Maint./Replacement	3,500	1,750	0
Pressure Cleaning	2,000	1,000	0
Improvements - Landscape/Forestry	6,115	3,150	0
Improvements - Reserve Contingency	2,400	2,400	0
TOTAL MAINTENANCE EXPENDITURES	\$ 69,275	\$ 81,708	\$ 67,843
TOTAL EXPENDITURES	\$ 152,748	\$ 159,171	\$ 142,572
REVENUES LESS EXPENDITURES	\$ 409,441	\$ 413,252	\$ 429,690
Bond Payments (Series 2007)	(76,385)	(77,206)	(77,206)
Bond Payments (Series 2014)	(190,975)	(193,647)	(193,647)
Bond Payments (Series 2019)	(111,350)	(111,778)	(111,778)
BALANCE	\$ 30,731	\$ 30,621	\$ 47,059
County Appraiser & Tax Collector Fee	(10,777)	(5,411)	(5,411)
Discounts For Early Payments	(21,554)	(20,900)	(20,900)
Excess/ (Shortfall)	\$ (1,600)	\$ 4,310	\$ 20,748
Carryover From Prior Year	1,600	1,600	0
Net Excess/ (Shortfall)	\$ -	\$ 5,910	\$ 20,748
FUND BALANCE AS OF 9/30/24		\$215,317	
FY 2024/2025 ACTIVITY		\$4,310	
FUND BALANCE AS OF 9/30/25		\$219,627	

Notes

\$1,600 Of Fund Balance Used To Reduce 2024/2025 Assessments.
\$2,300 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2007)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	AMENDED	YEAR
	2024/2025	FINAL	TO DATE
	BUDGET	BUDGET	ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	400	4,100	4,021
NAV Tax Collection	76,385	77,206	77,206
Total Revenues	\$ 76,785	\$ 81,306	\$ 81,227
EXPENDITURES			
Principal Payments	40,000	40,000	40,000
Interest Payments	34,593	35,603	35,603
Bond Redemption	2,192	0	0
Total Expenditures	\$ 76,785	\$ 75,603	\$ 75,603
Excess/ (Shortfall)	\$ -	\$ 5,703	\$ 5,625

FUND BALANCE AS OF 9/30/24	\$92,676
FY 2024/2025 ACTIVITY	\$5,703
FUND BALANCE AS OF 9/30/25	\$98,379

Notes

Reserve Fund Balance = \$38,306*. Revenue Fund Balance = \$60,073*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$16,791.
* 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 9/30/25 =	\$665,000	

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	4,100	3,989
NAV Tax Collection	111,350	111,778	111,778
Total Revenues	\$ 111,750	\$ 115,878	\$ 115,767
EXPENDITURES			
Principal Payments	35,000	34,000	34,000
Interest Payments	76,010	76,669	76,669
Bond Redemption	740	0	0
Total Expenditures	\$ 111,750	\$ 110,669	\$ 110,669
Excess/Shortfall	\$ -	\$ 5,209	\$ 5,098

FUND BALANCE AS OF 9/30/24	\$114,292
FY 2024/2025 ACTIVITY	\$5,209
FUND BALANCE AS OF 9/30/25	\$119,501

Notes

Reserve Fund Balance = \$27,837*. Revenue Fund Balance = \$91,664*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Principal Payment Of \$35,000
And Interest Payment Of \$38,005 (Total Of \$73,005).

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$1,733,000	Annual Principal Payments Due:
Interest Rate =	3.6% - 5.0%	November 1st
Issue Date =	January 2019	Annual Interest Payments Due:
Maturity Date =	November 2049	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$1,577,000	

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2024)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	100	2,900	2,842
NAV Tax Collection	190,975	193,647	193,647
Total Revenues	\$ 191,075	\$ 196,547	\$ 196,489
EXPENDITURES			
Principal Payments	118,000	118,000	118,000
Interest Payments	72,050	67,708	67,708
Extraordinary Principal Payments/Bond Redemption	1,025	0	0
Total Expenditures	\$ 191,075	\$ 185,708	\$ 185,708
Excess/Shortfall	\$ -	\$ 10,839	\$ 10,781

FUND BALANCE AS OF 9/30/24	\$42,290
FY 2024/2025 ACTIVITY	\$10,839
FUND BALANCE AS OF 9/30/25	\$53,129

Notes

Revenue Fund Balance = \$53,129*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$34,550.

* Approximate Amounts

Series 2024 Refunding Bond Information

Original Par Amount =	\$1,500,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	June 2024	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$1,382,000	