Century Gardens
Community Development District

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

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AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Administrative Assessments	84,173	**84,815**	84,815
Maintenance Assessments	75,824	**75,898**	75,898
Debt Assessments (Series 2007)	81,002	**81,067**	81,067
Debt Assessments (Series 2014)	203,164	**203,313**	203,313
Debt Assessments (Series 2019)	117,273	**117,358**	117,358
Other Revenues	0	**0**	0
Interest Income	1,200	**8,800**	8,711
TOTAL REVENUES	**$ 562,636**	**$ 571,251**	**$ 571,162**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	**2,600**	2,600
Payroll Taxes	400	**199**	199
Management	28,848	**28,848**	28,848
Secretarial	4,200	**4,200**	4,200
Legal	9,000	**9,300**	8,743
Assessment Roll	4,000	**4,000**	4,000
Audit Fees	3,800	**3,800**	3,800
Insurance	7,400	**6,908**	6,908
Legal Advertisements	3,500	**4,200**	3,632
Miscellaneous	1,075	**1,000**	867
Postage	250	**225**	208
Office Supplies	675	**525**	484
Dues & Subscriptions	175	**175**	175
Trustee Fees	11,800	**11,993**	11,993
Continuing Disclosure Fee	500	**500**	500
Website Management	2,000	**2,000**	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 82,623**	**$ 80,473**	**$ 79,157**
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	35,000	**43,302**	43,302
Aquatic Lake Maintenance	5,200	**4,997**	4,997
Preserve Area	1,000	**500**	0
Irrigation Maintenance	3,500	**5,000**	4,425
Miscellaneous Maintenance (Fountain Replacement, Etc.)	5,760	**35,000**	31,170
Electricity	3,300	**1,900**	1,607
Engineering/Inspections	2,000	**4,300**	3,295
Field Operations Management	1,500	**1,500**	1,500
Palm Treatment - Maint./Replacement	3,500	**4,910**	4,910
Pressure Cleaning	2,000	**2,332**	2,332
Improvements - Landscape/Forestry	6,115	**3,000**	0
Improvements - Reserve Contingency	2,400	**2,400**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 71,275**	**$ 109,141**	**$ 97,538**
TOTAL EXPENDITURES	**$ 153,898**	**$ 189,614**	**$ 176,695**
REVENUES LESS EXPENDITURES	**$ 408,738**	**$ 381,637**	**$ 394,467**
Bond Payments (Series 2007)	(76,385)	**(77,233)**	(77,233)
Bond Payments (Series 2014)	(190,975)	**(193,698)**	(193,698)
Bond Payments (Series 2019)	(111,350)	**(111,809)**	(111,809)
BALANCE	**$ 30,028**	**$ (1,103)**	**$ 11,727**
County Appraiser & Tax Collector Fee	(10,776)	**(5,407)**	(5,407)
Discounts For Early Payments	(21,552)	**(21,159)**	(21,159)
Excess/ (Shortfall)	**$ (2,300)**	**$ (27,669)**	**$ (14,839)**
Carryover From Prior Year	2,300	**2,300**	0
Net Excess/ (Shortfall)	**$ -**	**$ (25,369)**	**$ (14,839)**

FUND BALANCE AS OF 9/30/25	$237,208
FY 2025/2026 ACTIVITY	($27,669)
FUND BALANCE AS OF 9/30/26	$209,539

Notes
$2,300 Of Fund Balance Used To Reduce 2025/2026 Assessments.
$2,350 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2007)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	1,000	**3,700**	3,554
NAV Tax Collection	76,385	**77,233**	77,233
Total Revenues	**$ 77,385**	**$ 80,933**	**$ 80,787**
EXPENDITURES			
Principal Payments	40,000	**40,000**	40,000
Interest Payments	32,573	**33,583**	33,583
Bond Redemption	4,812	**0**	0
Total Expenditures	**$ 77,385**	**$ 73,583**	**$ 73,583**
Excess/ (Shortfall)	**$ -**	**$ 7,350**	**$ 7,204**

FUND BALANCE AS OF 9/30/25	$98,647
FY 2025/2026 ACTIVITY	$7,350
FUND BALANCE AS OF 9/30/26	$105,997

Notes
Reserve Fund Balance = $38,306*. Revenue Fund Balance = $67,691*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $15,781.
* 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 9/30/26 =	$625,000	

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	1,000	**3,600**	3,482
NAV Tax Collection	111,350	**111,808**	111,808
Total Revenues	**$ 112,350**	**$ 115,408**	**$ 115,290**
EXPENDITURES			
Principal Payments	36,000	**35,000**	35,000
Interest Payments	74,541	**75,275**	75,275
Bond Redemption	1,809	**0**	0
Total Expenditures	**$ 112,350**	**$ 110,275**	**$ 110,275**
Excess/Shortfall	**$ -**	**$ 5,133**	**$ 5,015**

FUND BALANCE AS OF 9/30/25	$119,818
FY 2025/2026 ACTIVITY	$5,133
FUND BALANCE AS OF 9/30/26	$124,951

Notes
Reserve Fund Balance = $27,837*. Revenue Fund Balance = $97,114*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal Payment Of $36,000
And Interest Payment Of $37,270 (Total Of $73,270).
* 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 9/30/26 =	$1,542,000	

AMENDED FINAL BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2024)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	1,000	**2,600**	2,551
NAV Tax Collection	190,975	**193,698**	193,698
Total Revenues	**$ 191,975**	**$ 196,298**	**$ 196,249**
EXPENDITURES			
Principal Payments	125,000	**125,000**	125,000
Interest Payments	65,975	**69,100**	69,100
Extraordinary Principal Payments/Bond Redemption	1,000	**0**	0
Total Expenditures	**$ 191,975**	**$ 194,100**	**$ 194,100**
Excess/Shortfall	**$ -**	**$ 2,198**	**$ 2,149**

FUND BALANCE AS OF 9/30/25	$53,260
FY 2025/2026 ACTIVITY	$2,198
FUND BALANCE AS OF 9/30/26	$55,458

Notes
Revenue Fund Balance = $55,548*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $31,425.

* 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 9/30/26 =	$1,257,000	