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Alvarez Engineers, Inc.

May 23, 2015

Ms. Gloria Perez
District Manager
Century Gardens Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2015 Century Gardens CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To report on the insurance being carried by the District.

The District contains two Phases as follows:

- Phase 1 is located in Section 9, Township 52S, Range 40E, in Miami-Dade County, Florida. It is bounded by Highway I-75 (State Road 93) on the west, NW 89th Avenue and NW 87th Avenue on the east, NW 178 Street on the south and NW 181 Street and NW 183 Street on the north. See Exhibit 1 and Exhibit 2 for a graphical representation.
- Phase 2, the District boundary expansion also known as "Century Prestige", is located in the Northeast ¼ of the Section 9, Township 52 South, Range 40 East, in accordance with the plat recorded in Plat Book 2 at Page 17 of the public records of Dade County, Florida. See Exhibit 1 and Exhibit 3 for a graphical representation.

1. Infrastructure Ownership

a. Roads

- i. All streets, avenues, places, terraces, courts and lanes within the District (Phase 1 and Phase 2) have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plats:

1. "Century Gardens" Recorded on January 7th, 2004 in Miami-Dade County Plat Book 161, Page 21. ("Phase 1")

2. "Century Prestige" Recorded on August 16th, 2005 in Miami-Dade County Plat Book 163, Page 80 ("Phase 2")

b. Stormwater Management System

- i. The road drainage system has been dedicated to Miami-Dade County for the perpetual use of the public by the recording of the plats described above.
- ii. The stormwater management in Phase 1, more specifically, Lake Tract "B" and other dry retention and landscape tracts ("C", "D", "E", "F" and "H") have been deeded to the District for ownership and maintenance by Quit-Claim Deed recorded on March 8th, 2006 in Miami-Dade County Official Records Book 24301, pages 4819 through 4820.
- iii. The stormwater management in Phase 2 comprised of a Dry Retention Area (Tract "A") and a Natural Preservation Area (Tract "B"), that functions as a lake, have been conveyed to the District for ownership and maintenance via Special Warrant Deed recorded on April 17th, 2007 in Miami-Dade County Official Records Book 25542, pages 3691 through 3692.

c. Water Distribution System

- i. The water distribution system in Phase 1 and Phase 2 was conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance under WASD agreements No. 18041 and 18394.

d. Sanitary Sewer System

- i. The sanitary sewer system in Phase 1 and Phase 2 has been conveyed to WASD for ownership and maintenance under WASD agreements No. 18041 and 18394.

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

a. Roads

- i. All streets, avenues, places terraces, courts and lanes within the District, Phase 1 and Phase 2 have been constructed and are in good working order. Regular maintenance should be provided for some broken sidewalks within County Right of Way.



Century Gardens Phase 1



Century Gardens Phase 2

Issues with the roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following the following link:

<http://www.miamidade.gov/publicworks/report-problems.asp>

b. Stormwater Management System

- i. The lake tracts and other stormwater management tracts in Phase 1; along with the natural preservation area and dry retention tract in Phase 2 are owned by the District and appear well-maintained and in good working order. Regular maintenance to the road drainage system is recommended.



Phase 1: Dry Retention Area



Phase 1: Lake Tract



Phase 2: Dry Retention Area



Phase 2: Natural Preservation Area

Flood and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management at the following link:

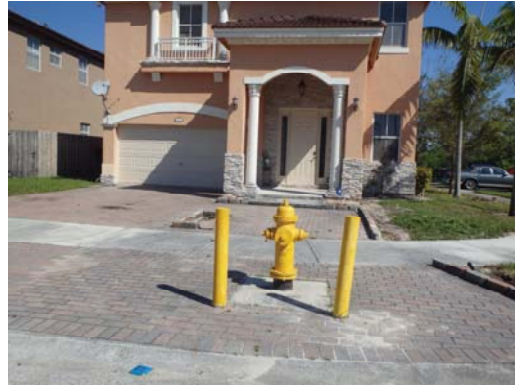
<http://www.miamidade.gov/publicworks/flooding-complaints.asp>

c. Water Distribution System

- i. The water distribution system in Phase 1 was conveyed in good working order and condition to Miami-Dade County on June 23, 2005, under Agreement ID No. 18041. The water distribution system in Phase 2 was completed and conveyed to the Miami-Dade County under Agreement ID No. 18394.



Phase 1



Phase 2

Any issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Costumer Service).

d. Sanitary Sewer System

- i. The sanitary sewer system in Phase was conveyed in good working order and condition to Miami-Dade County on June 23, 2005, under Agreement ID No. 18041. The sanitary sewer system in Phase 2 was completed and conveyed to the Miami-Dade County under Agreement ID No. 18394.



Phase 1



Phase 2

Any issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Costumer Service).

3. Estimated Maintenance Costs for District Owned Infrastructure

a. District Roads

- i. No maintenance costs are estimated since all the roads, including their drainage systems, are maintained by Miami-Dade County.

b. Stormwater Management System

- i. No maintenance costs are estimated since the road drainage system is

owned and maintained by Miami-Dade County.

- ii. The District has budgeted for fiscal year 2014/2015 the total amount of \$42,030 for maintenance of the lawn and landscaping, the lake, the preserve area, the irrigation system and electricity usage, miscellaneous maintenance and engineering inspections. Also, the District has budgeted the amount of \$20,000 for improvements to the landscaping/forestry and entry features.

Alvarez Engineers finds the District Operating Budget for fiscal year 2014/2015 sufficient for the proper maintenance of the infrastructure improvements for which the District is responsible.

c. Water Distribution System

- i. No maintenance costs are estimated since the water distribution is owned and maintained by Miami-Dade County.

d. Sanitary Sewer System

- i. No maintenance costs are estimated since the sanitary sewer system is owned and maintained by Miami-Dade County.

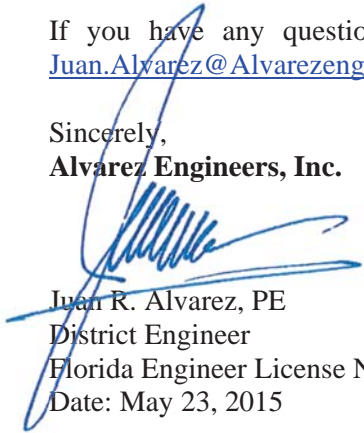
4. Insurance

We have reviewed the District's General Liability, Employment Practices Liability and Public Officials Liability insurance policy provided by Florida Insurance Alliance under Agreement 100114025; for the period between October 1, 2014 and October 1, 2015. The District has budgeted \$4,800 to cover the insurance premium which is sufficient to cover the \$4,652 annual premium.

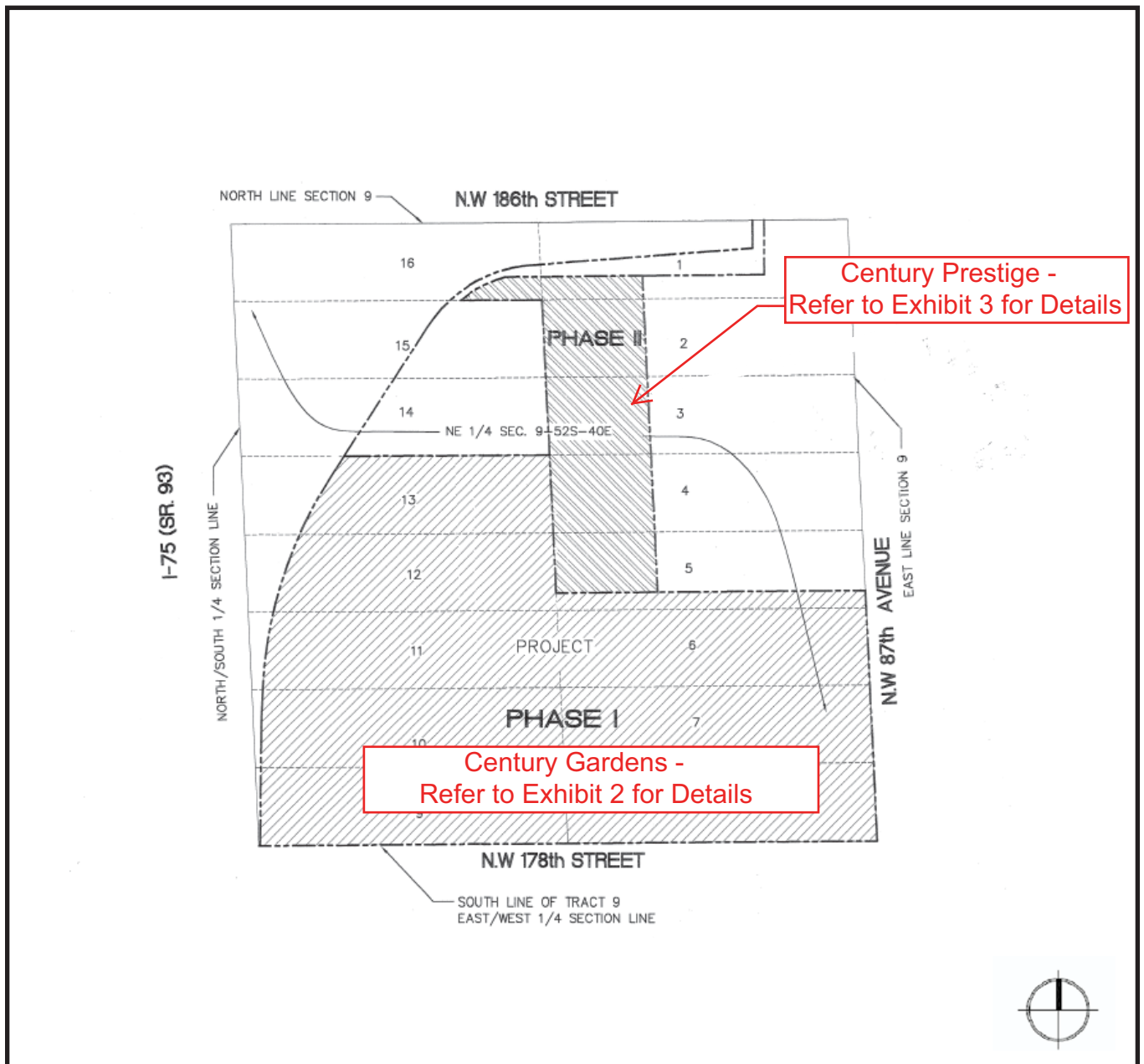
This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

If you have any questions please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

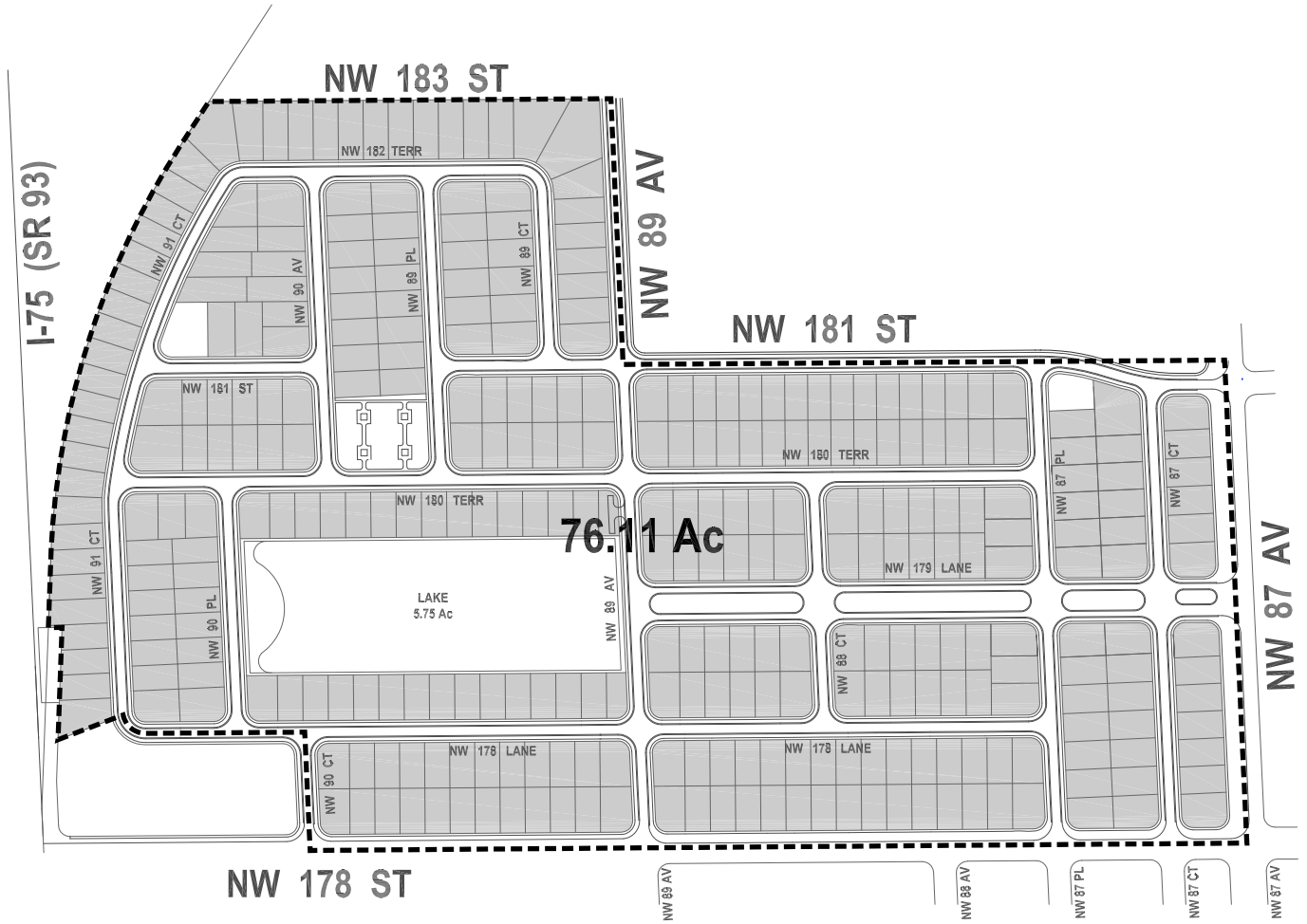


Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: May 23, 2015



Legend

----- District Boundary



Phase 1

LEGEND



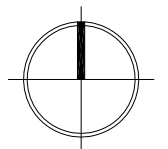
DISTRICT BOUNDARY

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT SERRALTA REBULL SERIG, INC.

CENTURY GARDENS C.D.D.

EXHIBIT 2 - **DISTRICT BOUNDARY**



1" = 400'

