



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 13, 2023
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centurygardenscdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
Mater Gardens Academy Charter School-Cafeteria Room
9010 NW 178th Lane
Miami, Florida 33018
REGULAR BOARD MEETING & PUBLIC HEARING
June 13, 2023
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Consider Resolution No. 2023-01 – Election of Officers.....Page 2
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. March 14, 2022 Regular Board Meeting.....Page 3
- I. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 8
- J. Old Business
 - 1. Commercial Vehicle Reporting
- K. New Business
 - 1. Consider Resolution No. 2023-04 – Adopting a fiscal Year 2023/2024 Meeting Schedule.....Page 17
 - 2. Discussion Regarding Royal Palm Fertilization.....Page 19
- L. Administrative & Operational Matters
 - 1. Financials.....Page 20
 - 2. Statement of Financial Interest 2022 Form 1 – Filing Deadline: July 1, 2023
- M. Board Member & Staff Closing Comments
- N. Adjourn

MIAMI-DADE

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

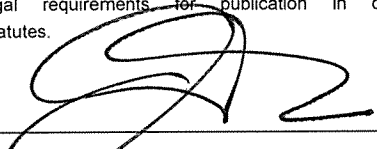
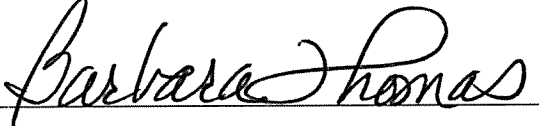
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

09/30/2022

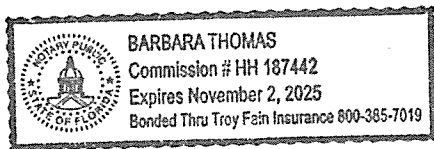
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Sworn to and subscribed before me this
30 day of SEPTEMBER, A.D. 2022

(SEAL)

MARIA MESA personally known to me



CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 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 178th Lane, Miami, Florida 33018, at 6:30 p.m. on the following dates:

October 11, 2022
November 8, 2022
March 14, 2023
April 11, 2023
May 9, 2023
June 13, 2023
September 12, 2023

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 (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 without advertised notice.

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenscdd.org

9/30

22-10/0000621727M

RESOLUTION NO. 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CENTURY GARDENS COMMUNITY DEVELOPMENT
DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE
DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the “Board”) of the Century Gardens Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT,
THAT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED, ADOPTED and BECOMES EFFECTIVE this 13th day of June, 2023.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 14, 2023**

A. CALL TO ORDER

The March 14, 2023, Regular Board Meeting of the Century Gardens Community Development District (the “District”) was called to order at 6:36 p.m. in the recreational area outside of 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 which showed that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 30, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Nildo Ruiz, Vice Chairperson Paola Batic and Supervisor Abel Fernandez constituted a quorum and it was in order to proceed with the meeting:

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

**D. DECLARE VACANCIES AND CONSIDER APPOINTMENT TO FILL VACANCIES
(SEATS 1 & 2)**

Mr. Silva advised that the 4-year terms of office for Seats 1 (currently held by Ms. Paola Batic) and 2 (currently held by Mr. Nildo Ruiz) expired in November 2022. He further explained that no elector had qualified for Seats 1 or 2 to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A MOTION was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed declaring Seats 1 and 2 as vacant effective November 22, 2022, and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.
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E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was tabled to a future meeting where there are more than three (3) Board members present.

F. CONSIDER RESOLUTION NO. 2023-01 – ELECTION OF OFFICERS

This item was tabled to a future meeting where there are more than three (3) Board members present.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. November 29, 2022, Special Board Meeting Minutes

The minutes of the November 29, 2022, Special Board Meeting were presented for approval.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed to approve the minutes of the November 29, 2022, Special Board Meeting as presented.

J. OLD BUSINESS

1. Staff Report, as Required

There was no staff report at this time.

K. NEW BUSINESS

1. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Mr. Silva presented Resolution No. 2023-02, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document and reminded the Board that the fiscal year runs from October 1, 2023 through September 30, 2024. Mr. Silva stated that because the landscape maintenance contractor had not increased their fees in several years, he increased the Lawn and Landscape Maintenance budget line as a precautionary measure. Mr. Silva also explained that he had removed the Traffic Calming Devices budget line as this project was complete. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2023/2024, letters to the residents would not be required. Furthermore, Mr. Silva stated that as part of Resolution No. 2023-02, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Fernandez and unanimously passed to approve and adopt Resolution No. 2023-02, as amended (increasing Supervisor Fees to \$5,000 and Payroll

Taxes using funds from the Miscellaneous Maintenance), setting the public hearing to adopt the fiscal year 2023/2024 final budget and assessments for June 13, 2023, at 6:30 p.m. in the Cafeteria of the Mater Gardens Academy Charter School located at 9010 NW 178th Lane, Miami, Florida 33018; and further authorizes publication/notice of the budget public hearing, as required by law.

2. Consider Adjustment to District Counsel Fee Structure

Mr. Silva presented a letter provided to him by Ms. Wald.

Ms. Wald explained that District Counsel's firm, Billing, Cochran, Lyles, Mauro & Ramsey, P.A., has had the current fee structure in place since 2003. Ms. Wald further explained that although the firm was mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective October 1, 2023.

Mr. Silva confirmed that the District's budget included sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District's budget.

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

3. Consider Rate Adjustment (Alvarez Engineers)

Mr. Silva presented a letter from Alvarez Engineers, the District Engineer, respectfully requesting the Board's consideration in updating the engineering hourly billing rates for engineering personnel. Ms. Nguyen informed the Board that the existing billing rates had been in effect since 2006. Mr. Silva also confirmed that the District's budget included sufficient funds for the budget line, and that the increase in billing rates would not affect the District's budget. As per Alvarez Engineers, the billing rates would be reviewed again after a period of five (5) years. A discussion ensued, after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed accepting the updated billing rates proposed by Alvarez Engineers.

L. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Silva presented the financials in the meeting book and briefly reviewed them with the Board. Mr. Silva pointed out that available funds as of February 28, 2023, were approximately \$239,529.

Mr. Ruiz suggested that Supervisor Fees be increased since the District was collecting interest income on the monies in the fund balance. A discussion ensued, after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed increasing the Board Supervisor Fees from \$100 to \$200 (the statutory limits) commencing with today's meeting.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Ruiz requested that District Staff continue to monitor commercial vehicles throughout the District. Additionally, he requested that the Florida Department of Transportation be contacted to maintain the tracts that are owned by them, which are adjacent to the District.

Mr. Silva stated that going forward, Ms. Nany Nguyen would be managing this District. The Board thanked Mr. Silva for his services to the District and welcomed Ms. Nguyen.

N. ADJOURN

There being no further business to come before the Board, a MOTION was made Mr. Ruiz, seconded by Ms. Batic and unanimously passed adjourning the meeting at 7:02 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices

Published in Miami Daily Business Review on May 31, 2023

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Gardens Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 13, 2023, at 6:30 p.m., or as soon thereafter as can be heard, in the Mater Gardens Academy Charter School Meeting Room located at 9010 NW 178th Lane, Miami, Florida 33018.

The purpose of the Public Hearing is to receive public comment on the 2023/2024 Fiscal Year Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centurygardenscdd.org) or from the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board member may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Gardens Community Development District

www.centurygardenscdd.org

5/24-31 23-07/0000664257M

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Century Gardens Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 13th day of June, 2023.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	86,349
Maintenance Assessments	73,697
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014)	348,166
Debt Assessments (Series 2019)	117,273
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$706,967
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	400
Management	28,848
Secretarial	4,200
Legal	9,000
Assessment Roll	6,000
Audit Fees	4,000
Insurance	6,800
Legal Advertisements	700
Miscellaneous	1,125
Postage	275
Office Supplies	725
Dues & Subscriptions	175
Trustee Fees	11,900
Continuing Disclosure Fee	500
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$81,648
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	33,000
Aquatic Lake Maintenance	5,200
Preserve Area	1,000
Irrigation Maintenance	3,500
Miscellaneous Maintenance	5,760
Electricity	3,300
Engineering/Inspections	2,000
Field Operations Management	1,500
Palms Treatment - Maintenance/Replacement	3,500
Pressure Cleaning	2,000
Traffic Calming Devices	0
Improvements - Landscape/Forestry	6,115
Improvements - Reserve Contingency	2,400
Total Improvements	8,515
TOTAL MAINTENANCE EXPENDITURES	\$69,275
TOTAL EXPENDITURES	\$150,923
REVENUES LESS EXPENDITURES	\$556,044
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014)	(327,276)
Payment To Trustee (Series 2019)	(111,350)
BALANCE	\$41,033
County Appraiser & Tax Collector Fee	(13,678)
Discounts For Early Payments	(27,355)
EXCESS/ (SHORTFALL)	\$0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	-

DETAILED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR ACTUAL 2022/2023 AS OF 5/31/2023	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES					
Administrative Assessments	82,910	81,126	82,413	86,349	Expenditures Less Interest/.94
Maintenance Assessments	71,340	75,992	77,690	73,697	Expenditures/.94
Debt Assessments (Series 2007)	81,003	79,170	81,002	81,002	Bond Payments/.94
Debt Assessments (Series 2014)	348,168	340,444	348,166	348,166	Bond Payments/.94
Debt Assessments (Series 2019)	117,274	114,679	117,273	117,273	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	259	4,795	240	480	Projected At \$40 Per Month
TOTAL REVENUES	\$700,954	\$696,206	\$706,784	\$706,967	
EXPENDITURES					
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	900	900	2,000	5,000	Supervisor Fees
Payroll Taxes	69	69	160	400	Projected At 8% Of Supervisor Fees
Management	28,848	19,232	28,848	28,848	No Change From 2022/2023 Budget
Secretarial	4,200	2,800	4,200	4,200	No Change From 2022/2023 Budget
Legal	7,518	4,104	9,000	9,000	No Change From 2022/2023 Budget
Assessment Roll	6,000	0	6,000	6,000	As Per Contract
Audit Fees	3,800	0	3,900	4,000	Accepted Amount For 2022/2023 Audit
Insurance	6,040	6,501	6,100	6,800	Insurance Estimate
Legal Advertisements	410	79	725	700	\$25 Decrease From 2022/2023 Budget
Miscellaneous	846	544	1,150	1,125	\$25 Decrease From 2022/2023 Budget
Postage	139	105	300	275	\$25 Decrease From 2022/2023 Budget
Office Supplies	320	261	750	725	\$25 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	11,611	7,531	11,900	11,900	No Change From 2022/2023 Budget
Continuing Disclosure Fee	500	0	500	500	No Change From 2022/2023 Budget
Website Management	2,000	1,333	2,000	2,000	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$73,376	\$43,634	\$77,708	\$81,648	
MAINTENANCE EXPENDITURES					
Lawn/Landscape Maintenance	35,360	25,805	31,000	33,000	\$2,000 Increase From 2022/2023 Budget
Aquatic Lake Maintenance	4,362	3,195	5,200	5,200	No Change From 2022/2023 Budget
Preserve Area	0	0	1,000	1,000	No Change From 2022/2023 Budget
Irrigation Maintenance	4,801	325	3,500	3,500	No Change From 2022/2023 Budget
Miscellaneous Maintenance	16,041	2,057	3,000	5,760	\$2,760 Increase From 2022/2023 Budget
Electricity	2,039	1,631	3,300	3,300	No Change From 2022/2023 Budget
Engineering/Inspections	2,275	0	2,000	2,000	No Change From 2022/2023 Budget
Field Operations Management	1,500	1,000	1,500	1,500	No Change From 2022/2023 Budget
Palms Treatment - Maintenance/Replacement	2,800	0	3,500	3,500	No Change From 2022/2023 Budget
Pressure Cleaning	0	0	0	2,000	Pressure Cleaning
Traffic Calming Devices	0	0	10,000	0	Line Item Eliminated
Improvements - Landscape/Forestry	4,060	0	6,115	6,115	No Change From 2022/2023 Budget
Improvements - Reserve Contingency	6,130	0	2,914	2,400	Reserve Contingency
Total Improvements	10,190	0	9,029	8,515	
TOTAL MAINTENANCE EXPENDITURES	\$79,368	\$34,013	\$73,029	\$69,275	
TOTAL EXPENDITURES	\$152,744	\$77,647	\$150,737	\$150,923	
REVENUES LESS EXPENDITURES	\$548,210	\$618,559	\$556,047	\$556,044	
Payment To Trustee (Series 2007)	(77,169)	(75,377)	(76,385)	(76,385)	2024 P & I Payments Less Earned Interest
Payment To Trustee (Series 2014)	(331,688)	(324,132)	(327,276)	(327,276)	2024 P & I Payments Less Earned Interest
Payment To Trustee (Series 2019)	(111,723)	(109,184)	(111,350)	(111,350)	2024 P & I Payments Less Earned Interest
BALANCE	\$27,630	\$109,866	\$41,036	\$41,033	
County Appraiser & Tax Collector Fee	(6,742)	(6,645)	(13,679)	(13,678)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,409)	(26,458)	(27,357)	(27,355)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	(\$5,521)	\$76,763	\$0	\$0	
Carryover From Prior Year	0	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	(\$5,521)	\$76,763	-	-	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	359	25	100	Projected Interest For 2023/2024
NAV Tax Collection	77,169	76,385	76,385	Maximum Debt Service Collection
Total Revenues	\$77,528	\$76,410	\$76,485	
EXPENDITURES				
Principal Payments	35,000	35,000	40,000	Principal Payment Due In 2024
Interest Payments	41,158	38,506	36,313	Interest Payments Due In 2024
Bond Redemption	0	2,904	172	Estimated Excess Debt Collections
Total Expenditures	\$76,158	\$76,410	\$76,485	
Excess/ (Shortfall)	\$1,370	\$0	\$0	

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.05%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	May 2037		
Par Amount As Of 1/1/23 =	\$780,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2014) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19	25	100	Projected Interest For 2023/2024
NAV Tax Collection	331,688	327,276	327,276	Maximum Debt Service Collection
Total Revenues	\$331,707	\$327,301	\$327,376	
EXPENDITURES				
Principal Payments	170,000	170,000	170,000	Principal Payment Due In 2024
Interest Payments	83,555	73,950	66,300	Interest Payments Due In 2024
Additional Principal Payments	55,000	55,000	55,000	Additional Principal Payments
Bond Redemption	0	28,351	36,076	Estimated Excess Debt Collections
Total Expenditures	\$308,555	\$327,301	\$327,376	
Excess/ (Shortfall)	\$23,152	\$0	\$0	

The Special Assessment Series 2014 Refunding Bonds were originally projected to reduce Debt Assessments by approximately **\$200 per unit** (breaking down to \$200 X 330 = \$66,000 per year) in annual savings. The Century Gardens CDD Board Of Supervisors motioned to breakout the projected \$200 per unit Debt Assessments savings as follows:

25% went towards reducing the annual Debt Assessments by approximately \$50 per unit (\$50 X 330 = \$16,500 per year);

75% went towards additional Principal Payments (Based on the Extraordinary Redemption Amounts Schedule) used for reducing interest payments in the final ten years of bond amortization (avoiding higher interest rates) and eliminating the last four years of the principal payments due to the mandatory additional principal payments that are being made in addition to the regularly scheduled principal payments (per the Trust Indenture).

Series 2014 Refunding Bond Information

Original Par Amount =	\$3,905,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.4% - 8.4%	May 1st	May 1st & November 1st
Issue Date =	June 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 1/1/23	\$2,205,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2019) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023- SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5	25	100	Projected Interest For 2023/2024
NAV Tax Collection	111,723	111,350	111,350	Maximum Debt Service Collection
Total Revenues	\$111,728	\$111,375	\$111,450	
EXPENDITURES				
Principal Payments	30,000	32,000	34,000	Principal Payment Due In 2024
Interest Payments	80,351	78,568	77,328	Interest Payments Due In 2024
Bond Redemption	0	807	122	Estimated Excess Debt Collections
Total Expenditures	\$110,351	\$111,375	\$111,450	
Excess/ (Shortfall)	\$1,377	\$0	\$0	

Series 2019 Bond Information

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

Par Amount As Of 1/1/23 = \$1,643,000

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
Administrative	\$169.40	\$169.34	\$169.23	\$177.31
Maintenance	\$159.49	\$159.49	\$159.54	\$151.34
<u>Series 2014 Debt</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>
Total For Original Units	\$1,383.94	\$1,383.88	\$1,383.82	\$1,383.70
Administrative	\$169.40	\$169.34	\$169.23	\$177.31
Maintenance	\$159.49	\$159.49	\$159.54	\$151.34
<u>Series 2007 Debt</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>
Total For Expansion Units	\$1,469.76	\$1,469.70	\$1,469.64	\$1,469.52
Administrative	\$169.40	\$169.34	\$169.23	\$177.31
Maintenance	\$85.91	\$85.91	\$159.54	\$151.34
<u>Series 2019 Debt</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>
Total For Lennar Expansion Units	\$1,618.95	\$1,618.89	\$1,692.41	\$1,692.29

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Original Units	330
Expansion Units	71
<u>Lennar Expansion Units</u>	<u>86</u>
Total Units	487

Note: There are 487 units in the Century Gardens Community Development District.

When the District was formed there were 330 units in the Century Gardens Community Development District.

When the District was expanded, there were 71 units added to the District.

When the District was expanded for the Lennar Units, there were 86 units added to the District.

O&M Covenant Amount for Lennar Units for FY 20, 21 & 22 was \$255.31 (\$240.00 before discounts and fees).

Series 2014 Annual Debt Assessment Rate Is \$1,055.05

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of June, 2023.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 178th Lane, Miami, Florida 33018, at **6:30 p.m.** on the following dates:

**October 10, 2023
November 14, 2023
March 12, 2024
April 9, 2024
May 14, 2024
June 11, 2024
September 10, 2024**

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 786-347-2700 ext. 2027 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 786-347-2700 ext. 2027 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 without advertised notice.

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 09/28/23

PAN AMERICAN LANDSCAPING, LLC

15751 Sheridan Street, PMB 157

Davie, Florida 33331-3486

(954) 434-1915

panamland@yahoo.com

PROPOSAL / CONTRACT

DATE: May 1, 2023

Prepared for: Century Gardens CDD ("Client")

Re: Median Annual Royal Palm Tree Treatments

SCOPE OF WORK	ANNUAL AMOUNT
Root inject all common area royal palm trees located on NW 179 th Lane medians and Tract B lake area with a Liquid insecticide, fungicide and fertilizer two (2) times per year at the rate of \$1,850.00 per treatment.	\$3,700.00
Fertilize all common area royal palm trees located on NW 179 th Lane medians and Tract B lake area with a Granular palm fertilizer two (2) times per year at the rate of \$500.00 per treatment.	\$1,000.00
TOTAL ANNUAL AMOUNT:	\$4,700.00

Example Schedule: Root injection in January
Granular Fertilization in April
Root injection in August
Granular Fertilization in November

ACCEPTANCE OF PROPOSAL / CONTRACT

The above price, specifications and conditions are satisfactory and are hereby accepted by Client. Pan American Landscaping, LLC is authorized to perform the work as specified above. Payment will be made by Client within thirty (30) days of invoice date.

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

Signature: _____

Print Name: _____ Date: _____

Century Gardens
Community Development District

**Financial Report For
May 2023**

Century Gardens Community Development District
Budget vs. Actual
October 2022 through May 2023

	Oct '22 - May 23	22/23 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Administrative Assessments	81,126.06	82,413.00	-1,286.94	98.44%
363.101 · Maintenance Assessments	75,992.10	77,690.00	-1,697.90	97.82%
363.811 · Debt Assessments - Series 2007	79,170.05	81,002.00	-1,831.95	97.74%
363.812 · Debt Assessments - Series 2014	340,444.40	348,166.00	-7,721.60	97.78%
363.813 · Debt Assessments - Series 2019	114,679.05	117,273.00	-2,593.95	97.79%
363.821 · Payment To Trustee-Series 2007	-75,376.95	-76,385.00	1,008.05	98.68%
363.822 · Payment To Trustee-Series 2014	-324,132.25	-327,276.00	3,143.75	99.04%
363.824 · Payment to Trustee-Series 2019	-109,184.45	-111,350.00	2,165.55	98.06%
363.830 · County Appraiser & Tax Col Fees	-6,644.70	-13,679.00	7,034.30	48.58%
363.831 · Discounts For Early Payments	-26,458.06	-27,357.00	898.94	96.71%
369.401 · Interest Income	4,795.49	240.00	4,555.49	1,998.12%
Total Income	154,410.74	150,737.00	3,673.74	102.44%
Expense				
512.735 · Traffic Calming Devices	0.00	10,000.00	-10,000.00	0.0%
511.132 · Payroll Tax Expense	68.85	160.00	-91.15	43.03%
511.300 · Field Operations Management	1,000.00	1,500.00	-500.00	66.67%
511. · Professional Fees				
511.310 · Engineering/Inspections	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	4,103.50	9,000.00	-4,896.50	45.59%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
Total 511. · Professional Fees	4,103.50	14,900.00	-10,796.50	27.54%
511.131 · Supervisor Fee	900.00	2,000.00	-1,100.00	45.0%
511.301 · Lawn Maintenance	25,805.00	31,000.00	-5,195.00	83.24%
511.302 · Aquatic Lake Maintenance	3,195.00	5,200.00	-2,005.00	61.44%
511.303 · Preserve Area	0.00	1,000.00	-1,000.00	0.0%
511.304 · Improvements-Landscape/Forestry	0.00	6,115.00	-6,115.00	0.0%
511.306 · Imp-Entry Feature/Reserve Cont	0.00	2,914.00	-2,914.00	0.0%
511.307 · Irrigation Maintenance	325.00	3,500.00	-3,175.00	9.29%
511.308 · Miscellaneous Maintenance	2,056.97	3,000.00	-943.03	68.57%
511.309 · Electricity	1,631.25	3,300.00	-1,668.75	49.43%
511-310 · Palm Treatment - Maint. Replace	0.00	3,500.00	-3,500.00	0.0%
511.311 · Management Fees	19,232.00	28,848.00	-9,616.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	6,501.00	6,100.00	401.00	106.57%
511.480 · Legal Advertisements	78.82	725.00	-646.18	10.87%
511.512 · Miscellaneous	543.65	1,150.00	-606.35	47.27%
511.513 · Postage and Delivery	105.31	300.00	-194.69	35.1%
511.514 · Office Supplies	261.20	750.00	-488.80	34.83%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	7,531.25	11,900.00	-4,368.75	63.29%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
Total Expense	77,647.08	150,737.00	-73,089.92	51.51%
Net Income	76,763.66	0.00	76,763.66	100.0%

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual May-23	Year To Date Actual 10/1/22 - 5/31/23
REVENUES			
Administrative Assessments	82,413	524	81,126
Maintenance Assessments	77,690	338	75,992
Debt Assessments (Series 2007)	81,002	353	79,170
Debt Assessments (Series 2014)	348,166	1,516	340,444
Debt Assessments (Series 2019)	117,273	511	114,679
Other Revenues	0	0	0
Interest Income	240	0	4,795
Total Revenues	\$ 706,784	\$ 3,242	\$ 696,206
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	2,000	0	900
Payroll Taxes	160	0	69
Management	28,848	2,404	19,232
Secretarial	4,200	350	2,800
Legal	9,000	0	4,104
Assessment Roll	6,000	0	0
Audit Fees	3,900	0	0
Insurance	6,100	0	6,501
Legal Advertisements	725	0	79
Miscellaneous	1,150	20	544
Postage	300	0	105
Office Supplies	750	5	261
Dues & Subscriptions	175	0	175
Trustee Fee	11,900	0	7,531
Continuing Disclosure Fee	500	0	0
Website Management	2,000	167	1,333
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,708	\$ 2,946	\$ 43,634
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	31,000	0	25,805
Aquatic Lake Maintenance	5,200	394	3,195
Preserve Area	1,000	0	0
Irrigation Maintenance	3,500	2,718	325
Miscellaneous Maintenance	3,000	255	2,057
Electricity	3,300	253	1,631
Engineering/Inspections	2,000	0	0
Field Operations Management	1,500	124	1,000
Palms Treatment - Maintenance/Replacement	3,500	0	0
Traffic Calming Devices	10,000	0	0
Improvements - Landscape/Forestry	6,115	0	0
Improvements - Reserve Contingency	2,914	0	0
Improvements - Reserve Contingency (Townhomes)	0	0	0
Total Improvements	9,029	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 73,029	\$ 3,744	\$ 34,013
Total Expenditures	\$ 150,737	\$ 6,690	\$ 77,647
Revenues Less Expenditures	\$ 556,047	\$ (3,448)	\$ 618,559
Payment To Trustee (Series 2007)	(76,385)	(349)	(75,377)
Payment To Trustee (Series 2014)	(327,276)	(1,501)	(324,132)
Payment To Trustee (Series 2019)	(111,350)	(506)	(109,184)
Balance	\$ 41,036	\$ (5,804)	\$ 109,866
County Appraiser & Tax Collector Fee	(13,679)	(32)	(6,645)
Discounts For Early Payments	(27,357)	0	(26,458)
Excess/ (Shortfall)	\$ -	\$ (5,836)	\$ 76,763
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (5,836)	\$ 76,763
Bank Balance As Of 5/31/23	\$ 229,012.57		
Accounts Payable As Of 5/31/23	\$ 9,151.12		
Accounts Receivable As Of 5/31/23	\$ -		
Available Funds As Of 5/31/23	\$ 219,861.45		

Century Gardens Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.132 · Payroll Tax Expense					
	12/07/2022	PR 12/8/22		payroll 11/29/22 check date 12/8/22 (Ruiz ,Batic and Fernandez)	22.95
	03/15/2023	PR 3/16/23		payroll 3/14/23 check date 3/16/23 (Ruiz ,Batic and Fernandez)	45.90
Total 511.132 · Payroll Tax Expense					68.85
511.300 · Field Operations Management					
	10/31/2022	2022-1655	Special District Services	field operations Oct 2022	125.00
	11/30/2022	2022-1759	Special District Services	field operations Nov 2022	125.00
	12/31/2022	2022-1969	Special District Services	field operations Dec 2022	125.00
	01/31/2023	2023-0055	Special District Services	field operations Jan 2023	125.00
	02/28/2023	2023-0164	Special District Services	field operations Feb 2023	125.00
	03/31/2023	2023-0272	Special District Services	field operations Mar 2023	125.00
	04/30/2023	2023-0379	Special District Services	field operations Apr 2023	125.00
	05/31/2023	2023-0505	Special District Services	field operations May 2023	125.00
Total 511.300 · Field Operations Management					1,000.00
511. · Professional Fees					
511.315 · Legal Fees					
	10/31/2022	177721	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 177721 Oct 2022	500.00
	11/30/2022	178144	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 178144 Nov 2022	767.50
	12/31/2022	178589	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 178589 Dec 2022	500.00
	01/31/2023	179118	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 179118 Jan 2023	500.00
	02/28/2023	179825	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 179825 Feb 2023	500.00
	03/31/2023	180620	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 180620 Mar 2023	836.00
	04/30/2023	180993	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 180993 Apr 2023	500.00
Total 511.315 · Legal Fees					4,103.50
Total 511. · Professional Fees					4,103.50
511.131 · Supervisor Fee					
	12/07/2022	PR 12/8/22		payroll 11/29/22 check date 12/8/22 (Ruiz ,Batic and Fernandez)	300.00
	03/15/2023	PR 3/16/23		payroll 3/14/23 check date 3/16/23 (Ruiz ,Batic and Fernandez)	600.00
Total 511.131 · Supervisor Fee					900.00

Century Gardens Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.301 · Lawn Maintenance					
	10/31/2022	3225	Pan American Landscaping LLC	inv#3225 lawn maintenance Oct 2022	2,717.50
	11/30/2022	3393	Pan American Landscaping LLC	inv#3393 lawn maintenance Nov 2022	2,717.50
	11/30/2022	3394	Pan American Landscaping LLC	inv#3394 fertilizer and mulch	3,125.00
	12/08/2022	3489	Pan American Landscaping LLC	inv#3489 lawn maintenance Dec 2022	2,717.50
	01/30/2023	3900	Pan American Landscaping LLC	inv#3900 lawn maintenance Jan 2023	2,717.50
	01/30/2023	3901	Pan American Landscaping LLC	inv#3901 removal of dead palm tree	500.00
	02/28/2023	4114	Pan American Landscaping LLC	inv#4114 lawn maintenance Feb 2023	2,717.50
	03/30/2023	4309	Pan American Landscaping LLC	inv#4309 lawn maintenance Mar 2023	2,907.50
	04/30/2023	4508	Pan American Landscaping LLC	inv#4508 lawn maintenance Apr 2023 and stake removal	2,967.50
	05/29/2023	4797	Pan American Landscaping LLC	inv#4797 lawn maintenance May 2023	2,717.50
Total 511.301 · Lawn Maintenance					25,805.00
511.302 · Aquatic Lake Maintenance					
	10/01/2022	188412	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	368.00
	11/01/2022	189119	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	368.00
	12/01/2022	189830	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	368.00
	01/01/2023	190660	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	394.00
	02/01/2023	191449	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	394.00
	03/01/2023	19445	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	394.00
	04/01/2023	20215	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	394.00
	04/06/2023	20882	Allstate Resource Management, Inc.	acct# 2580 Inv# 20882 annual fish stocking	121.00
	05/01/2023	21309	Allstate Resource Management, Inc.	recurring lake and mitigation management and debris removal	394.00
Total 511.302 · Aquatic Lake Maintenance					3,195.00
511.307 · Irrigation Maintenance					
	01/30/2023	3776	Pan American Landscaping LLC	inv#3776 irrigation repairs	250.00
	04/30/2023	4456	Pan American Landscaping LLC	inv#4456 irrigation repair	75.00
Total 511.307 · Irrigation Maintenance					325.00
511.308 · Miscellaneous Maintenance					
	11/28/2022	6489	The Pressure Cleaning Man	inv#6489 pressure clean sidewalks and curbs	1,350.00
	12/08/2022	56932	Skyway Supply	dog waste bags, can liners, and delivery	196.31
	02/23/2023	57881	Skyway Supply	dog waste bags, can liners, and delivery	255.48
	05/15/2023	58829	Skyway Supply	dog waste bags, can liners, and delivery	255.18
Total 511.308 · Miscellaneous Maintenance					2,056.97

Century Gardens Community Development District
Expenditures
October 2022 through May 2023

	Date	Invoice #	Name	Memo	Amount
511.309 · Electricity					
	10/28/2022	35589-17153	FPL	Acct# 35589-17153 for services on (9/28/22-10/28/22)	95.30
	11/29/2022	35589-17153	FPL	Acct# 35589-17153 for services on (10/28/22-11/29/22)	183.92
	12/29/2022	35589-17153	FPL	Acct# 35589-17153 for services on (11/29/22-12/29/22)	203.15
	01/27/2023	35589-17153	FPL	Acct# 35589-17153 for services on (12/29/22-1/27/23)	203.92
	02/27/2023	35589-17153	FPL	Acct# 35589-17153 for services on (1/27/23-2/27/23)	226.15
	03/29/2023	35589-17153	FPL	Acct# 35589-17153 for services on (2/27/23-3/29/23)	221.68
	04/28/2023	35589-17153	FPL	Acct# 35589-17153 for services on (3/29/23-4/28/23)	244.40
	05/30/2023	35589-17153	FPL	Acct# 35589-17153 for services on (4/28/23-5/30/23)	252.73
Total 511.309 · Electricity					1,631.25
511.311 · Management Fees					
	10/31/2022	2022-1655	Special District Services	inv#2022-1655 management Oct 2022	2,404.00
	11/30/2022	2022-1759	Special District Services	inv#2022-1759 management Nov 2022	2,404.00
	12/31/2022	2022-1969	Special District Services	inv#2022-1969 management Dec 2022	2,404.00
	01/31/2023	2023-0055	Special District Services	inv#2023-0055 management Jan 2023	2,404.00
	02/28/2023	2023-0164	Special District Services	inv#2023-0164 management Feb 2023	2,404.00
	03/31/2023	2023-0272	Special District Services	inv#2023-0272 management Mar 2023	2,404.00
	04/30/2023	2023-0379	Special District Services	inv#2023-0379 management Apr 2023	2,404.00
	05/31/2023	2023-0505	Special District Services	inv#2023-0505 management May 2023	2,404.00
Total 511.311 · Management Fees					19,232.00
511.312 · Secretarial Fees					
	10/31/2022	2022-1655	Special District Services	secretarial Oct 2022	350.00
	11/30/2022	2022-1759	Special District Services	secretarial Nov 2022	350.00
	12/31/2022	2022-1969	Special District Services	secretarial Dec 2022	350.00
	01/31/2023	2023-0055	Special District Services	secretarial Jan 2023	350.00
	02/28/2023	2023-0164	Special District Services	secretarial Feb 2023	350.00
	03/31/2023	2023-0272	Special District Services	secretarial Mar 2023	350.00
	04/30/2023	2023-0379	Special District Services	secretarial Apr 2023	350.00
	05/31/2023	2023-0505	Special District Services	secretarial May 2023	350.00
Total 511.312 · Secretarial Fees					2,800.00
511.450 · Insurance					
	10/01/2022	16672	Egis Insurance & Risk Advisors	Inv# 16672 policy# 100122025 10/1/22-10/1/23	6,501.00
Total 511.450 · Insurance					6,501.00

Century Gardens Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.480 · Legal Advertisements					
	11/21/2022	10000631476-1121	ALM Media, LLC	inv#10000631476-1121 special board meeting	78.82
Total 511.480 · Legal Advertisements					78.82
511.512 · Miscellaneous					
	10/31/2022	2022-1655	Special District Services	Travel - Ryan Quiroga - Sept 2022	25.00
	11/07/2022	11/8/22	Mater Gardens, Inc.	Meeting Room Reservation for 11/8/22	60.00
	11/30/2022	2022-1759	Special District Services	Travel - Ryan Quiroga - Oct 2022	9.38
	12/07/2022	PR 12/8/22		payroll 11/29/22 check date 12/8/22 (Ruiz ,Batic and Fernandez)	51.95
	12/31/2022	2022-1969	Special District Services	Travel - Ryan Quiroga - Nov 2022	18.75
	12/31/2022	2022-1969	Special District Services	Travel - Armando Silva - Nov 2022	32.62
	01/09/2023	353	Clark D. Bennett	updated bond amortization schedule (series 2014)	150.00
	01/31/2023	2023-0055	Special District Services	Travel - Ryan Quiroga - Dec 2022	6.25
	02/28/2023	2023-0164	Special District Services	Travel - Ryan Quiroga - Jan 2023	26.20
	03/14/2023	3/14/23	Mater Gardens, Inc.	Meeting Room Reservation for 3/14/23	60.00
	03/15/2023	PR 3/16/23		payroll 3/14/23 check date 3/16/23 (Ruiz ,Batic and Fernandez)	51.95
	03/31/2023	2023-0272	Special District Services	Travel - Ryan Quiroga - Feb 2023	6.55
	04/30/2023	2023-0379	Special District Services	Travel - Ryan Quiroga - Mar 2023	6.55
	04/30/2023	2023-0379	Special District Services	Travel - Nancy Nguyen - Mar 2023	18.80
	05/31/2023	2023-0505	Special District Services	Travel - Ryan Quiroga - Apr 2023	19.65
Total 511.512 · Miscellaneous					543.65
511.513 · Postage and Delivery					
	11/30/2022	2022-1759	Special District Services	FedEx Oct 2022	12.60
	11/30/2022	2022-1759	Special District Services	postage Oct 2022	7.82
	12/31/2022	2022-1969	Special District Services	FedEx Nov 2022	41.05
	02/28/2023	2023-0164	Special District Services	postage Jan 2023	4.11
	04/30/2023	2023-0379	Special District Services	FedEx Mar 2023	31.39
	04/30/2023	2023-0379	Special District Services	postage Mar 2023	8.34
Total 511.513 · Postage and Delivery					105.31

Century Gardens Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.514 · Office Supplies					
	10/31/2022	2022-1655	Special District Services	copies Sept 2022	21.90
	11/30/2022	2022-1759	Special District Services	copies Oct 2022	3.75
	11/30/2022	2022-1759	Special District Services	meeting books Oct 2022	24.00
	12/31/2022	2022-1969	Special District Services	copies Nov 2022	36.30
	12/31/2022	2022-1969	Special District Services	meeting books Nov 2022	44.00
	01/31/2023	2023-0055	Special District Services	copies Dec 2022	12.15
	02/28/2023	2023-0164	Special District Services	copies Jan 2023	16.05
	03/31/2023	2023-0272	Special District Services	copies Feb 2023	15.90
	04/30/2023	2023-0379	Special District Services	copies Mar 2023	58.20
	04/30/2023	2023-0379	Special District Services	meeting books Mar 2023	24.00
	05/31/2023	2023-0505	Special District Services	copies Apr 2023	4.95
Total 511.514 · Office Supplies					<u>261.20</u>
511.540 · Dues, License & Subscriptions					
	10/01/2022	86688	Department of Economic Opportunity	inv# 86688 FY 2022/2023 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.733 · Trustee Fees					
	01/25/2023	6806765	U.S. Bank (Trustee Fee)	Series 2019 Trustee Fees 1/1/23-12/31/23	4,031.25
	04/12/2023	2206181	Computershare (Trustee Fee)	Acct# 22258500 Inv# 2206181 series 2007 (4/13/23-4/12/24)	3,500.00
Total 511.733 · Trustee Fees					<u>7,531.25</u>
511.750 · Website Management					
	10/31/2022	2022-1655	Special District Services	website Oct 2022	166.66
	11/30/2022	2022-1759	Special District Services	website Nov 2022	166.66
	12/31/2022	2022-1969	Special District Services	website Dec 2022	166.66
	01/31/2023	2023-0055	Special District Services	website Jan 2023	166.66
	02/28/2023	2023-0164	Special District Services	website Feb 2023	166.66
	03/31/2023	2023-0272	Special District Services	website Mar 2023	166.66
	04/30/2023	2023-0379	Special District Services	website Apr 2023	166.66
	05/31/2023	2023-0505	Special District Services	website May 2023	166.66
Total 511.750 · Website Management					<u>1,333.28</u>
Total Expenditures					<u>77,647.08</u>

Century Gardens Community Development District
Check Register
March 2023 - May 2023

Check #	Date	Vendor	Amount
3-1	3/2/2023	Allstate Resource Management, Inc.	394.00
3-2	3/2/2023	Special District Services	3,092.02
3-3	3/2/2023	U.S. Bank (Tax Receipts 2014)	15,978.60
3-4	3/2/2023	U.S. Bank (Tax Receipts 2019)	5,382.50
3-5	3/2/2023	Wells Fargo Bank (Tax Receipts)	3,715.90
3-6	3/22/2023	Billing, Cochran, Lyles, Mauro & Ramsey	1,000.00
3-7	3/22/2023	FPL	226.15
3-8	3/22/2023	Mater Gardens, Inc.	60.00
3-9	3/22/2023	Pan American Landscaping LLC	2,717.50
3-10	3/22/2023	Skyway Supply	255.48
3-11	3/22/2023	U.S. Bank (Tax Receipts 2014)	709.90
3-12	3/22/2023	U.S. Bank (Tax Receipts 2019)	239.20
3-13	3/22/2023	Wells Fargo Bank (Tax Receipts)	165.15
4-1	4/7/2023	Allstate Resource Management, Inc.	394.00
4-2	4/7/2023	Special District Services	3,068.11
4-3	4/19/2023	Allstate Resource Management, Inc.	515.00
4-4	4/19/2023	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
4-5	4/19/2023	FPL	221.68
4-6	4/19/2023	Pan American Landscaping LLC	2,907.50
5-1	5/2/2023	Computershare (Trustee Fee)	3,500.00
5-2	5/2/2023	Special District Services	3,192.94
5-3	5/9/2023	Allstate Resource Management, Inc.	394.00
5-4	5/9/2023	Billing, Cochran, Lyles, Mauro & Ramsey	836.00
5-5	5/9/2023	FPL	244.40
5-6	5/9/2023	Pan American Landscaping LLC	3,042.50
5-7	5/9/2023	U.S. Bank (Tax Receipts 2014)	8,150.40
5-8	5/9/2023	U.S. Bank (Tax Receipts 2019)	2,745.50
5-9	5/9/2023	Wells Fargo Bank (Tax Receipts)	1,895.35
TOTAL			65,543.78

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2022-2023**

										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)	Series 2019 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 2019 Debt Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Paid to Trustee	Series 2014 Debt Assessment Paid to Trustee	Series 2019 Debt Assessment Paid to Trustee	
#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	\$706,544	\$82,413	\$77,690	\$81,002	\$348,166	\$117,273	\$82,413	\$77,690	\$81,002	\$348,166	\$117,273			
									\$665,748	\$77,708	\$73,029	\$76,385	\$327,276	\$111,350	\$77,708	\$73,029	\$76,385	\$327,276	\$111,350	\$76,385	\$327,276	\$111,350	
1	1	Miami-Dade Tax Collector	12/07/22	NAV Taxes	\$ 526,325.96		\$ (5,052.74)	\$ (21,052.72)	\$ 500,220.50	\$ 61,369.51	\$ 57,895.85	\$ 60,317.00	\$ 259,373.45	\$ 87,370.15	\$ 58,325.45	\$ 55,024.25	\$ 57,325.40	\$ 246,508.75	\$ 83,036.65	\$ 57,325.40	\$ 246,508.75	\$ 83,036.65	
2	2	Miami-Dade Tax Collector	12/22/22	NAV Taxes	\$ 21,100.58		\$ (203.41)	\$ (759.25)	\$ 20,137.92	\$ 2,460.28	\$ 2,321.05	\$ 2,418.15	\$ 10,398.40	\$ 3,502.70	\$ 2,347.87	\$ 2,215.20	\$ 2,307.85	\$ 9,924.05	\$ 3,342.95	\$ 2,307.85	\$ 9,924.05	\$ 3,342.95	
3	3	Miami-Dade Tax Collector	11/23/22	NAV Taxes	\$ 65,659.58		\$ (629.77)	\$ (2,683.12)	\$ 62,346.69	\$ 7,655.88	\$ 7,222.55	\$ 7,524.60	\$ 32,357.05	\$ 10,899.50	\$ 7,269.44	\$ 6,858.10	\$ 7,145.00	\$ 30,724.55	\$ 10,349.60	\$ 7,145.00	\$ 30,724.55	\$ 10,349.60	
4	4	Miami-Dade Tax Collector	11/25/22	NAV Taxes	\$ 22,707.17		\$ (217.98)	\$ (908.25)	\$ 21,580.94	\$ 2,647.62	\$ 2,497.80	\$ 2,602.25	\$ 11,190.10	\$ 3,769.40	\$ 2,516.14	\$ 2,373.90	\$ 2,473.25	\$ 10,635.15	\$ 3,582.50	\$ 2,473.25	\$ 10,635.15	\$ 3,582.50	
5	5	Miami-Dade Tax Collector	01/11/23	NAV Taxes	\$ 23,796.17		\$ (229.56)	\$ (840.09)	\$ 22,726.52	\$ 2,774.57	\$ 2,617.60	\$ 2,727.05	\$ 11,726.75	\$ 3,950.20	\$ 2,649.77	\$ 2,499.95	\$ 2,604.50	\$ 11,199.65	\$ 3,772.65	\$ 2,604.50	\$ 11,199.65	\$ 3,772.65	
6	6	Miami-Dade Tax Collector	02/09/23	NAV Taxes	\$ 9,995.33		\$ (97.94)	\$ (199.93)	\$ 9,697.46	\$ 1,165.38	\$ 1,099.50	\$ 1,145.50	\$ 4,925.70	\$ 1,659.25	\$ 1,130.56	\$ 1,066.70	\$ 1,111.40	\$ 4,778.95	\$ 1,609.85	\$ 1,111.40	\$ 4,778.95	\$ 1,609.85	
7	Int - 1	Miami-Dade Tax Collector	02/13/23	Interest		\$ 410.20			\$ 410.20	\$ 410.20					\$ 410.20				\$ -	\$ -	\$ -		
8	7	Miami-Dade Tax Collector	03/08/23	NAV Taxes	\$ 1,469.64		\$ (14.55)	\$ (14.70)	\$ 1,440.39	\$ 171.24	\$ 161.70	\$ 168.45	\$ 724.25	\$ 244.00	\$ 167.64	\$ 158.50	\$ 165.15	\$ 709.90	\$ 239.20	\$ 165.15	\$ 709.90	\$ 239.20	
9	8	Miami-Dade Tax Collector	04/07/23	NAV Taxes	\$ 16,705.92		\$ (167.07)		\$ 16,538.85	\$ 1,947.87	\$ 1,837.65	\$ 1,914.50	\$ 8,232.70	\$ 2,773.20	\$ 1,928.35	\$ 1,819.25	\$ 1,895.35	\$ 8,150.40	\$ 2,745.50	\$ 1,895.35	\$ 8,150.40	\$ 2,745.50	
10	9	Miami-Dade Tax Collector	05/10/23	NAV Taxes/Interest	\$ 3,076.23	\$ 92.28	\$ (31.68)		\$ 3,136.83	\$ 450.91	\$ 338.40	\$ 352.55	\$ 1,516.00	\$ 510.65	\$ 446.33	\$ 335.05	\$ 349.05	\$ 1,500.85	\$ 505.55	\$ 349.05	\$ 1,500.85	\$ 505.55	
11	Int - 2	Miami-Dade Tax Collector	05/17/23	Interest		\$ 72.60			\$ 72.60	\$ 72.60					\$ 72.60				\$ -	\$ -	\$ -		
12									\$ -										\$ -	\$ -	\$ -		
13									\$ -										\$ -	\$ -	\$ -		
14									\$ -										\$ -	\$ -	\$ -		
15									\$ -										\$ -	\$ -	\$ -		
16									\$ -										\$ -	\$ -	\$ -		
					\$690,836.58	\$ 575.08	\$ (6,644.70)	\$ (26,458.06)	\$ 658,308.90	\$ 81,126.06	\$ 75,992.10	\$ 79,170.05	\$ 340,444.40	\$ 114,679.05	\$ 77,264.35	\$ 72,350.90	\$ 75,376.95	\$ 324,132.25	\$ 109,184.45	\$ 75,376.95	\$ 324,132.25	\$ 109,184.45	

Assessment Roll = 706,552.30

Note: \$706,544, \$82,413, \$77,690, \$81,002, \$348,166 and \$117,273 are 2022/2023 budgeted assessments before discounts and fees.
\$665,748, \$77,708, \$73,029, \$76,385, \$327,276 and \$111,350 are 2022/2023 budgeted assessments after discounts and fees.

\$ 690,836.58	
\$ 575.08	\$ 658,308.90
\$ (81,126.06)	\$ (72,350.90)
\$ (75,992.10)	\$ (77,264.35)
\$ (114,679.05)	\$ (109,184.45)
\$ (340,444.40)	\$ (75,376.95)
\$ (79,170.05)	\$ (324,132.25)
\$ (0.00)	\$ -