



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 11, 2025
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
March 11, 2025
6:30 p.m.

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The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142060	593902	Print Legal Ad-IPL01948410 - IPL0194841		\$859.50	2	49 L

Attention: Laura J. Archer
 Century Gardens Community Development
 District
 c/o Special District Services, Inc.
 2501A Burns Road
 LArcher@sdsinc.org

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2024/2025 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 8, 2024**
- November 12, 2024**
- March 11, 2025**
- April 8, 2025**
- May 13, 2025**
- June 10, 2025**
- September 9, 2025**

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 ensure 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
 IPL0194841
 Sep 20 2024

**PUBLISHED DAILY
 MIAMI-DADE-FLORIDA**

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

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/20/24

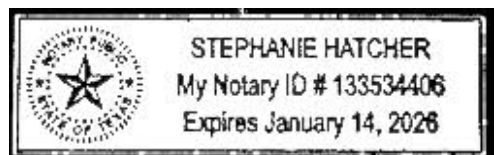
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 20th day of September in the year of 2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Century Gardens Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 5, 2024 (the “General Election”); and

WHEREAS, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

WHEREAS, the **Miami-Dade** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seats 3, 4, and 5 to be filled in the General Election; and

WHEREAS, 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 90 days of the second Tuesday following the General Election.

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

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seats 3, 4, and 5 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seats 3, 4, and 5 within 90 days of the second Tuesday following the General Election, as required by Section

190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seats shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of March, 2025 by the Board of Supervisors of the Century Gardens Community Development District.

ATTEST:

**CENTURY GARDENS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 12, 2024**

A. CALL TO ORDER

The November 12, 2024, Regular Board Meeting of the Century Gardens Community Development District (the “District”) was called to order at 6:38 p.m. in Mater Gardens Academy Charter School Cafeteria 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 Herald* on September 20, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

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

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Batic requested that a discussion regarding traffic in the community be added to the agenda.

Ms. Nguyen added New Business, Item 5: Discussion Regarding Traffic to the meeting agenda.

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

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

F. APPROVAL OF MINUTES

1. June 11, 2024, Regular Board Meeting and Public Hearing Minutes

The minutes of the June 11, 2024, Regular Board Meeting and Public Hearing were presented for approval.

A MOTION was made by Ms. Batic, seconded by Mr. Fernandez and unanimously passed approving the minutes of the June 11, 2024, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

H. NEW BUSINESS

1. Discussion Regarding Aquatic Maintenance Increase Letter (Allstate Resource Management 3%)

Ms. Nguyen presented a letter she received from Allstate Resource Management stating that they understand that budgets are tight and with the current climate of inflation, they are requesting a 3% increase for services in 2025. Ms. Nguyen explained that the 3% increase will result in an increase of approximately \$12 per month (\$144 for the calendar year 2025). The Board consensus is that a 3% increase is reasonable. A discussion ensued, after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed accepting the Allstate Resource Management, Inc. increase of 3% for calendar year 2025, further authorizing District Counsel to prepare an Agreement and further authorizing the District Manager to execute the same on behalf of the Chairman.

2. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2023/2024 Amended Budget

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$197,000 at the end of the fiscal year. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed to adopt Resolution No. 2024-06, as presented, thereby setting the amended/revised budget for the 2023/2024 fiscal year.

3. 2024 Legislative Session Memorandums (BCLMR)

Ms. Wald explained that her firm has prepared a memorandums summarizing the legislative acts that have become law during the most recent legislative session. Ms. Wald provided the Board an explanation of the laws that pertain to the District. Ms. Wald informed the Board that if they have any questions regarding these new laws, they may contact the District Manager or her office.

Ms. Wald also reminded the Board of their required 4-hour ethics training must be completed by December 31, 2024. The Board requested that Ms. Nguyen resend the email and memorandum prepared by District Counsel with links to online ethics training options. Ms. Nguyen acknowledged the Board’s request.

4. Consider Resolution No. 2024-07 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-07, entitled:

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that as Ms. Wald indicated on the legislative session update memorandums, new legislation states that starting October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of these goals and objectives. Ms. Nguyen further explained that the goals and objectives included in Exhibit A of the resolution are items that are currently requirements of the District per Florida Statutes. It was further explained that at the end of the fiscal year, the Board will have the opportunity to determine if the goals were met.

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Fernandez and unanimously passed accepting Resolution No. 2024-07, further establishing the Century Gardens Community Development District's goals, objectives, and performance measures.

5. **ADD-ON:** Discussion Regarding Traffic

NOTE: This item was discussed after Item J. 2.

Ms. Batic explained that there is a lot of traffic in the community during the drop-off and pick-up hours for Mater Gardens Academy. She further explained that the traffic at the school causes a back-up of traffic, which in turn causes motorists to make illegal turns. It was explained to Ms. Batic that the roads in the community are not owned by the District, as such, the District does not have any enforcement powers over these roads. It was recommended that Ms. Batic and other residents in the community report the traffic infractions to the Mater Gardens Academy Principal as well as to 311.

I. AUDITOR SELECTION COMMITTEE

Ms. Nguyen reminded the Board that during the last Board Meeting, the Board was appointed as the Audit Committee.

Ms. Nguyen recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee at approximately 6:54 p.m. The purpose of the Audit Committee meeting is to rank and recommend, in order of preference, no fewer than three (3) audit firms to perform the required auditing services for three (3) fiscal years commencing with the 2023/2024 audit and to include a 2-year renewal option.

Ms. Nguyen explained that only one (1) audit firm had responded to the legal advertisement requesting proposals to perform annual audits for fiscal years ending 9/30/2024, 9/30/2025, 9/30/2026 and to include a 2-year renewal option for fiscal years 9/30/2027 and 9/30/2028.

Ms. Nguyen informed the Board that they had two options. They could either waive the three (3) audit proposer rule or they can start the request for proposals process again. The Audit Committee consensus was to waive the 3 audit proposer rule. Consequently, Ms. Nguyen asked the Audit Committee to waive the 3 audit proposer rule and also rank the firm of Grau & Associates #1, the only qualified and responsible firm. A discussion ensued, after which:

A **MOTION** was made by Mr. Fernandez, seconded by Mr. Ruiz and unanimously passed to waive the three (3) audit proposer rule and to rank the firm of Grau & Associates deemed to be most qualified to perform the auditing services as #1.

There being no further Audit Committee business to conduct, Ms. Nguyen adjourned the Audit Committee Meeting and simultaneously reconvened the Regular Board Meeting at approximately 6:55 p.m.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed accepting the actions of the Audit Committee.

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed authorizing the District Manager to engage the firm of Grau & Associates, a qualified and responsible auditing firm proposer, to perform audits for the three (3) fiscal years ending 2024, 2025 and 2026; and the fees for the fiscal years will be \$3,700, \$3,800 and \$3,900, respectively; and to provide in the engagement a 2-year renewal option for the fiscal years 2027 and 2028; and the fees for the option years, subject to fee adjustments for inflation, will be \$4,000 and \$4,100, respectively.

J. ADMINISTRATIVE MATTERS

1. Update: Miami-Dade County Supervisor of Election 2024 Qualified Candidate Results

Ms. Nguyen reminded the Board that there were three (3) seats whose terms expire on November 18, 2024 and were on the November 5, 2024 general election. Those seats are Seat 3 (currently held by Abel Fernandez), Seat 4 (currently held by Alexander Morales) and Seat 5 (currently held by Luis Durango). Ms. Nguyen stated that there were no candidates for Seats 3, 4, or 5. Ms. Nguyen explained that the new terms of office for Seats 3, 4 and 5 will commence on the second Tuesday following the general election (November 19, 2024).

Ms. Nguyen further explained that the Board shall appoint a qualified elector to Seats 3, 4, and 5 as required by Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office as a holdover. More information on this item will be discussed during the next District meeting.

2. Financial Report

Ms. Nguyen presented the financials in the meeting book and briefly reviewed them with the Board.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

NOTE: ADD-ON: Discussion Regarding Traffic was discussed at this time.

Mr. Fernandez reminded Ms. Nguyen to advertise the District meetings using the A-frame signs. Ms. Nguyen acknowledged the reminder.

L. ADJOURNMENT

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 7:08 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-01

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 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Gardens Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 13, 2025 at 6:30 p.m. in the Mater Gardens Academy Charter School – Cafeteria, 9010 NW 178th Lane Miami, FL 33018, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of March, 2025.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Century Gardens Community Development District

Scenario #1

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	84,173
Maintenance Assessments	75,824
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014-2024)	203,164
Debt Assessments (Series 2019)	117,273
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$562,636
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	400
Management	28,848
Secretarial	4,200
Legal	9,000
Assessment Roll	4,000
Audit Fees	3,800
Insurance	7,400
Legal Advertisements	3,500
Miscellaneous	1,075
Postage	250
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	11,800
Continuing Disclosure Fee	500
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$82,623
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	35,000
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
Improvements - Landscape/Forestry	6,115
Improvements - Reserve Contingency	2,400
Total Improvements	8,515
TOTAL MAINTENANCE EXPENDITURES	\$71,275
TOTAL EXPENDITURES	\$153,898
REVENUES LESS EXPENDITURES	\$408,738
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014-2024)	(190,975)
Payment To Trustee (Series 2019)	(111,350)
BALANCE	\$30,028
County Appraiser & Tax Collector Fee	(10,776)
Discounts For Early Payments	(21,552)
EXCESS/ (SHORTFALL)	(\$2,300)
Carryover From Prior Year	2,300
NET EXCESS/ (SHORTFALL)	-

DETAILED PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR ACTUAL 2024/2025 AS OF 2/28/2025	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES					
Administrative Assessments	87,744	80,162	86,333	84,173	Expenditures Less Interest/.94
Maintenance Assessments	73,697	68,568	73,697	75,824	Expenditures/.94
Debt Assessments (Series 2007)	81,002	75,357	81,002	81,002	Bond Payments/.94
Debt Assessments (Series 2014-2024)	348,166	188,941	203,164	203,164	Bond Payments/.94
Debt Assessments (Series 2019)	117,273	109,093	117,273	117,273	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	15,224	733	720	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$723,106	\$522,854	\$562,189	\$562,636	
EXPENDITURES					
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	3,200	600	5,000	5,000	Supervisor Fees
Payroll Taxes	245	46	400	400	Projected At 8% Of Supervisor Fees
Management	28,848	12,020	28,848	28,848	No Change From 2024/2025 Budget
Secretarial	4,200	1,400	4,200	4,200	No Change From 2024/2025 Budget
Legal	10,464	2,943	9,000	9,000	No Change From 2024/2025 Budget
Assessment Roll	4,000	0	6,000	4,000	\$2,000 Decrease From 2024/2025 Budget
Audit Fees	4,000	0	4,100	3,800	Accepted Amount For 2024/2025 Audit
Insurance	6,874	6,874	7,400	7,400	Fiscal Year 2023/2024 Expenditure Was \$6,874
Legal Advertisements	3,374	0	2,000	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,031	280	1,100	1,075	\$25 Decrease From 2024/2025 Budget
Postage	322	75	250	250	No Change From 2024/2025 Budget
Office Supplies	434	184	700	675	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	11,731	4,031	11,800	11,800	No Change From 2024/2025 Budget
Continuing Disclosure Fee	500	0	500	500	No Change From 2024/2025 Budget
Website Management	2,000	833	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$81,398	\$29,461	\$83,473	\$82,623	
MAINTENANCE EXPENDITURES					
Lawn/Landscape Maintenance	39,666	17,012	33,000	35,000	\$2,000 Increase From 2024/2025 Budget
Aquatic Lake Maintenance	4,849	1,994	5,200	5,200	No Change From 2024/2025 Budget
Preserve Area	0	0	1,000	1,000	No Change From 2024/2025 Budget
Irrigation Maintenance	160	0	3,500	3,500	No Change From 2024/2025 Budget
Miscellaneous Maintenance	1,083	1,627	5,760	5,760	No Change From 2024/2025 Budget
Electricity	2,490	1,174	3,300	3,300	No Change From 2024/2025 Budget
Engineering/Inspections	1,505	0	2,000	2,000	No Change From 2024/2025 Budget
Field Operations Management	1,500	625	1,500	1,500	No Change From 2024/2025 Budget
Palms Treatment - Maintenance/Replacement	1,615	0	3,500	3,500	No Change From 2024/2025 Budget
Pressure Cleaning	1,350	0	2,000	2,000	No Change From 2024/2025 Budget
Improvements - Landscape/Forestry	0	0	6,115	6,115	No Change From 2024/2025 Budget
Improvements - Reserve Contingency	0	0	2,400	2,400	Reserve Contingency
Total Improvements	0	0	8,515	8,515	
TOTAL MAINTENANCE EXPENDITURES	\$54,218	\$22,432	\$69,275	\$71,275	
TOTAL EXPENDITURES	\$135,616	\$51,893	\$152,748	\$153,898	
REVENUES LESS EXPENDITURES	\$587,490	\$470,961	\$409,441	\$408,738	
Payment To Trustee (Series 2007)	(77,201)	(71,636)	(76,385)	(76,385)	2026 Principal & Interest Payments
Payment To Trustee (Series 2014-2024)	(331,832)	(179,611)	(190,975)	(190,975)	2026 Principal & Interest Payments
Payment To Trustee (Series 2019)	(111,771)	(103,706)	(111,350)	(111,350)	2026 Principal & Interest Payments
BALANCE	\$66,686	\$116,008	\$30,731	\$30,028	
County Appraiser & Tax Collector Fee	(6,806)	(5,015)	(10,777)	(10,776)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,343)	(20,773)	(21,554)	(21,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$33,537	\$90,220	(\$1,600)	(\$2,300)	
Carryover From Prior Year	0	0	1,600	2,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$33,537	\$90,220	-	-	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,966	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	77,201	76,385	76,385	Maximum Debt Service Collection
Total Revenues	\$82,167	\$76,785	\$77,385	
EXPENDITURES				
Principal Payments	40,000	40,000	40,000	Principal Payment Due In 2026
Interest Payments	37,623	34,593	32,573	Interest Payments Due In 2026
Bond Redemption	0	2,192	4,812	Estimated Excess Debt Collections
Total Expenditures	\$77,623	\$76,785	\$77,385	
Excess/ (Shortfall)	\$4,544	\$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 1/1/25 =	\$705,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014-2024) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,756	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	331,832	190,975	190,975	Maximum Debt Service Collection
Total Revenues	\$350,588	\$191,075	\$191,975	
EXPENDITURES				
Principal Payments	170,000	118,000	125,000	Principal Payment Due In 2026
Interest Payments	79,151	72,050	65,975	Interest Payments Due In 2026
Additional Principal Payments	55,000	0	0	Additional Principal Payments
Bond Redemption	0	1,025	1,000	Estimated Excess Debt Collections
Total Expenditures	\$304,151	\$191,075	\$191,975	
Excess/ (Shortfall)	\$46,437	\$0	\$0	

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 1/1/25	\$0	2014 Bond Was Refinanced On 6/6/24	

Series 2024 Refunding Bond Information

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

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,057	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	111,771	111,350	111,350	Maximum Debt Service Collection
Total Revenues	\$116,828	\$111,750	\$112,350	
EXPENDITURES				
Principal Payments	32,000	35,000	36,000	Principal Payment Due In 2026
Interest Payments	77,948	76,010	74,541	Interest Payments Due In 2026
Bond Redemption	0	740	1,809	Estimated Excess Debt Collections
Total Expenditures	\$109,948	\$111,750	\$112,350	
Excess/ (Shortfall)	\$6,880	\$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 1/1/25 =	\$1,577,000		

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<u>Series 2014/2024 Debt</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$615.65</u>	<u>\$615.65</u>
Total For Original Units	\$1,383.82	\$1,383.70	\$944.27	\$944.20
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<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	\$1,469.64	\$1,469.52	\$1,469.49	\$1,469.42
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<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	\$1,692.41	\$1,692.29	\$1,692.26	\$1,692.19

* 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).

Century Gardens Community Development District

Scenario #2

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	84,173
Maintenance Assessments	75,824
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014-2024)	203,164
Debt Assessments (Series 2019)	117,273
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$562,636
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	400
Management	28,848
Secretarial	4,200
Legal	9,000
Assessment Roll	4,000
Audit Fees	3,800
Insurance	7,400
Legal Advertisements	3,500
Miscellaneous	1,075
Postage	250
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	11,800
Continuing Disclosure Fee	500
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$82,623
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	42,315
Aquatic Lake Maintenance	5,200
Preserve Area	0
Irrigation Maintenance	2,300
Miscellaneous Maintenance	5,460
Electricity	3,300
Engineering/Inspections	2,000
Field Operations Management	1,500
Palms Treatment - Maintenance/Replacement	3,500
Pressure Cleaning	3,300
Improvements - Landscape/Forestry	0
Improvements - Reserve Contingency	2,400
Total Improvements	2,400
TOTAL MAINTENANCE EXPENDITURES	\$71,275
TOTAL EXPENDITURES	\$153,898
REVENUES LESS EXPENDITURES	\$408,738
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014-2024)	(190,975)
Payment To Trustee (Series 2019)	(111,350)
BALANCE	\$30,028
County Appraiser & Tax Collector Fee	(10,776)
Discounts For Early Payments	(21,552)
EXCESS/ (SHORTFALL)	(\$2,300)
Carryover From Prior Year	2,300
NET EXCESS/ (SHORTFALL)	-

DETAILED PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR ACTUAL 2024/2025	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	AS OF 2/28/2025	BUDGET	BUDGET	COMMENTS
Administrative Assessments	87,744	80,162	86,333	84,173	Expenditures Less Interest/.94
Maintenance Assessments	73,697	68,568	73,697	75,824	Expenditures/.94
Debt Assessments (Series 2007)	81,002	75,357	81,002	81,002	Bond Payments/.94
Debt Assessments (Series 2014-2024)	348,166	188,941	203,164	203,164	Bond Payments/.94
Debt Assessments (Series 2019)	117,273	109,093	117,273	117,273	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	15,224	733	720	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$723,106	\$522,854	\$562,189	\$562,636	
EXPENDITURES					
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	3,200	600	5,000	5,000	Supervisor Fees
Payroll Taxes	245	46	400	400	Projected At 8% Of Supervisor Fees
Management	28,848	12,020	28,848	28,848	No Change From 2024/2025 Budget
Secretarial	4,200	1,400	4,200	4,200	No Change From 2024/2025 Budget
Legal	10,464	2,943	9,000	9,000	No Change From 2024/2025 Budget
Assessment Roll	4,000	0	6,000	4,000	\$2,000 Decrease From 2024/2025 Budget
Audit Fees	4,000	0	4,100	3,800	Accepted Amount For 2024/2025 Audit
Insurance	6,874	6,874	7,400	7,400	Fiscal Year 2023/2024 Expenditure Was \$6,874
Legal Advertisements	3,374	0	2,000	3,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,031	280	1,100	1,075	\$25 Decrease From 2024/2025 Budget
Postage	322	75	250	250	No Change From 2024/2025 Budget
Office Supplies	434	184	700	675	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	11,731	4,031	11,800	11,800	No Change From 2024/2025 Budget
Continuing Disclosure Fee	500	0	500	500	No Change From 2024/2025 Budget
Website Management	2,000	833	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$81,398	\$29,461	\$83,473	\$82,623	
MAINTENANCE EXPENDITURES					
Lawn/Landscape Maintenance	39,666	17,012	33,000	42,315	\$9,315 Increase From 2024/2025 Budget
Aquatic Lake Maintenance	4,849	1,994	5,200	5,200	No Change From 2024/2025 Budget
Preserve Area	0	0	1,000	0	Included In Aquatic Lake Maintenance
Irrigation Maintenance	160	0	3,500	2,300	\$1,200 Decrease From 2024/2025 Budget
Miscellaneous Maintenance	1,083	1,627	5,760	5,460	\$300 Decrease From 2024/2025 Budget
Electricity	2,490	1,174	3,300	3,300	No Change From 2024/2025 Budget
Engineering/Inspections	1,505	0	2,000	2,000	No Change From 2024/2025 Budget
Field Operations Management	1,500	625	1,500	1,500	No Change From 2024/2025 Budget
Palms Treatment - Maintenance/Replacement	1,615	0	3,500	3,500	No Change From 2024/2025 Budget
Pressure Cleaning	1,350	0	2,000	3,300	\$1,300 Increase From 2024/2025 Budget
Improvements - Landscape/Forestry	0	0	6,115	0	Line Item Eliminated
Improvements - Reserve Contingency	0	0	2,400	2,400	Reserve Contingency
Total Improvements	0	0	8,515	2,400	
TOTAL MAINTENANCE EXPENDITURES	\$54,218	\$22,432	\$69,275	\$71,275	
TOTAL EXPENDITURES	\$135,616	\$51,893	\$152,748	\$153,898	
REVENUES LESS EXPENDITURES	\$587,490	\$470,961	\$409,441	\$408,738	
Payment To Trustee (Series 2007)	(77,201)	(71,636)	(76,385)	(76,385)	2026 Principal & Interest Payments
Payment To Trustee (Series 2014-2024)	(331,832)	(179,611)	(190,975)	(190,975)	2026 Principal & Interest Payments
Payment To Trustee (Series 2019)	(111,771)	(103,706)	(111,350)	(111,350)	2026 Principal & Interest Payments
BALANCE	\$66,686	\$116,008	\$30,731	\$30,028	
County Appraiser & Tax Collector Fee	(6,806)	(5,015)	(10,777)	(10,776)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,343)	(20,773)	(21,554)	(21,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$33,537	\$90,220	(\$1,600)	(\$2,300)	
Carryover From Prior Year	0	0	1,600	2,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$33,537	\$90,220	-	-	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,966	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	77,201	76,385	76,385	Maximum Debt Service Collection
Total Revenues	\$82,167	\$76,785	\$77,385	
EXPENDITURES				
Principal Payments	40,000	40,000	40,000	Principal Payment Due In 2026
Interest Payments	37,623	34,593	32,573	Interest Payments Due In 2026
Bond Redemption	0	2,192	4,812	Estimated Excess Debt Collections
Total Expenditures	\$77,623	\$76,785	\$77,385	
Excess/ (Shortfall)	\$4,544	\$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 1/1/25 =	\$705,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014-2024) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,756	100	1,000	Projected Interest For 2025/2026
NAV Tax Collection	331,832	190,975	190,975	Maximum Debt Service Collection
Total Revenues	\$350,588	\$191,075	\$191,975	
EXPENDITURES				
Principal Payments	170,000	118,000	125,000	Principal Payment Due In 2026
Interest Payments	79,151	72,050	65,975	Interest Payments Due In 2026
Additional Principal Payments	55,000	0	0	Additional Principal Payments
Bond Redemption	0	1,025	1,000	Estimated Excess Debt Collections
Total Expenditures	\$304,151	\$191,075	\$191,975	
Excess/ (Shortfall)	\$46,437	\$0	\$0	

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 1/1/25	\$0	2014 Bond Was Refinanced On 6/6/24	

Series 2024 Refunding Bond Information

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

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,057	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	111,771	111,350	111,350	Maximum Debt Service Collection
Total Revenues	\$116,828	\$111,750	\$112,350	
EXPENDITURES				
Principal Payments	32,000	35,000	36,000	Principal Payment Due In 2026
Interest Payments	77,948	76,010	74,541	Interest Payments Due In 2026
Bond Redemption	0	740	1,809	Estimated Excess Debt Collections
Total Expenditures	\$109,948	\$111,750	\$112,350	
Excess/ (Shortfall)	\$6,880	\$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 1/1/25 =	\$1,577,000		

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<u>Series 2014/2024 Debt</u>	<u>\$1,055.05</u>	<u>\$1,055.05</u>	<u>\$615.65</u>	<u>\$615.65</u>
Total For Original Units	\$1,383.82	\$1,383.70	\$944.27	\$944.20
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<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	\$1,469.64	\$1,469.52	\$1,469.49	\$1,469.42
Administrative	\$169.23	\$177.31	\$177.28	\$172.85
Maintenance	\$159.54	\$151.34	\$151.34	\$155.70
<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	\$1,692.41	\$1,692.29	\$1,692.26	\$1,692.19

* 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).

RESOLUTION 2025-02

**A RESOLUTION OF THE CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT'S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Century Gardens Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF March, 2025.

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Century Gardens
Community Development District

**Financial Report For
February 2025**

Century Gardens Community Development District
Budget vs. Actual
October 2024 through February 2025

	<u>Oct 24 - Feb 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.826 · Payment To Trustee-Series 2024	-179,611.46	-190,975.00	11,363.54	94.05%
363.814 · Debt Assessments - Series 2024	188,941.42	203,164.00	-14,222.58	93.0%
363.100 · Administrative Assessments	80,162.41	86,333.00	-6,170.59	92.85%
363.101 · Maintenance Assessments	68,568.30	73,697.00	-5,128.70	93.04%
363.811 · Debt Assessments - Series 2007	75,357.24	81,002.00	-5,644.76	93.03%
363.813 · Debt Assessments - Series 2019	109,093.07	117,273.00	-8,179.93	93.03%
363.821 · Payment To Trustee-Series 2007	-71,636.16	-76,385.00	4,748.84	93.78%
363.824 · Payment to Trustee-Series 2019	-103,706.02	-111,350.00	7,643.98	93.14%
363.830 · County Appraiser & Tax Col Fees	-5,014.53	-10,777.00	5,762.47	46.53%
363.831 · Discounts For Early Payments	-20,773.16	-21,554.00	780.84	96.38%
369.401 · Interest Income	732.43	720.00	12.43	101.73%
369.402 · Carryover From Prior Year	0.00	1,600.00	-1,600.00	0.0%
Total Income	<u>142,113.54</u>	<u>152,748.00</u>	<u>-10,634.46</u>	<u>93.04%</u>
Expense				
512.736 · Pressure Cleaning	0.00	2,000.00	-2,000.00	0.0%
512.309 · Improvements Reserve/Cont TH	0.00	2,400.00	-2,400.00	0.0%
511.132 · Payroll Tax Expense	45.90	400.00	-354.10	11.48%
511.300 · Field Operations Management	625.00	1,500.00	-875.00	41.67%
511. · Professional Fees				
511.310 · Engineering/Inspections	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	2,942.50	9,000.00	-6,057.50	32.69%
511.320 · Audit Fees	0.00	4,100.00	-4,100.00	0.0%
Total 511. · Professional Fees	<u>2,942.50</u>	<u>15,100.00</u>	<u>-12,157.50</u>	<u>19.49%</u>
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.301 · Lawn Maintenance	17,012.50	33,000.00	-15,987.50	51.55%
511.302 · Aquatic Lake Maintenance	1,994.00	5,200.00	-3,206.00	38.35%
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%
511.307 · Irrigation Maintenance	0.00	3,500.00	-3,500.00	0.0%
511.308 · Miscellaneous Maintenance	1,626.96	5,760.00	-4,133.04	28.25%
511.309 · Electricity	1,173.57	3,300.00	-2,126.43	35.56%
511-310 · Palm Treatment - Maint. Replace	0.00	3,500.00	-3,500.00	0.0%
511.311 · Management Fees	12,020.00	28,848.00	-16,828.00	41.67%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	6,874.00	7,400.00	-526.00	92.89%
511.480 · Legal Advertisements	0.00	2,000.00	-2,000.00	0.0%
511.512 · Miscellaneous	280.41	1,100.00	-819.59	25.49%
511.513 · Postage and Delivery	74.86	250.00	-175.14	29.94%
511.514 · Office Supplies	184.05	700.00	-515.95	26.29%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,031.25	11,800.00	-7,768.75	34.16%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	833.30	2,000.00	-1,166.70	41.67%
Total Expense	<u>51,893.30</u>	<u>152,748.00</u>	<u>-100,854.70</u>	<u>33.97%</u>
Net Income	<u>90,220.24</u>	<u>0.00</u>	<u>90,220.24</u>	<u>100.0%</u>

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Feb-25	Year To Date Actual 10/1/24 - 2/28/25
REVENUES			
Administrative Assessments	86,333	256	80,162
Maintenance Assessments	73,697	0	68,568
Debt Assessments (Series 2007)	81,002	0	75,357
Debt Assessments (Series 2024)	203,164	0	188,941
Debt Assessments (Series 2019)	117,273	0	109,093
Other Revenues	0	0	0
Interest Income	720	0	733
Total Revenues	\$ 562,189	\$ 256	\$ 522,854
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	600
Payroll Taxes	400	0	46
Management	28,848	2,404	12,020
Secretarial	4,200	350	1,400
Legal	9,000	0	2,943
Assessment Roll	6,000	0	0
Audit Fees	4,100	0	0
Insurance	7,400	0	6,874
Legal Advertisements	2,000	0	0
Miscellaneous	1,100	28	280
Postage	250	2	75
Office Supplies	700	22	184
Dues & Subscriptions	175	0	175
Trustee Fee	11,800	0	4,031
Continuing Disclosure Fee	500	0	0
Website Management	2,000	166	833
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,473	\$ 2,972	\$ 29,461
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	33,000	2,718	17,012
Aquatic Lake Maintenance	5,200	406	1,994
Preserve Area	1,000	0	0
Irrigation Maintenance	3,500	0	0
Miscellaneous Maintenance	5,760	0	1,627
Electricity	3,300	234	1,174
Engineering/Inspections	2,000	0	0
Field Operations Management	1,500	125	625
Palms Treatment - Maintenance/Replacement	3,500	0	0
Pressure Cleaning	2,000	0	0
Improvements - Landscape/Forestry	6,115	0	0
Improvements - Reserve Contingency	2,400	0	0
Total Improvements	8,515	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 69,275	\$ 3,483	\$ 22,432
Total Expenditures	\$ 152,748	\$ 6,455	\$ 51,893
Revenues Less Expenditures	\$ 409,441	\$ (6,199)	\$ 470,961
Payment To Trustee (Series 2007)	(76,385)	0	(71,636)
Payment To Trustee (Series 2024)	(190,975)	0	(179,611)
Payment To Trustee (Series 2019)	(111,350)	0	(103,706)
Balance	\$ 30,731	\$ (6,199)	\$ 116,008
County Appraiser & Tax Collector Fee	(10,777)	0	(5,015)
Discounts For Early Payments	(21,554)	0	(20,773)
Excess/ (Shortfall)	\$ (1,600)	\$ (6,199)	\$ 90,220
Carryover From Prior Year	1,600	0	0
Net Excess/ (Shortfall)	\$ -	\$ (6,199)	\$ 90,220
Bank Balance As Of 2/28/25	\$ 325,535.95		
Accounts Payable As Of 2/28/25	\$ 19,998.43		
Accounts Receivable As Of 2/28/25	\$ -		
Available Funds As Of 2/28/25	\$ 305,537.52		

**Century Gardens Community Development District
Expenditures
October 2024 through February 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.132 · Payroll Tax Expense					
	11/13/2024	PR 11/12/24		payroll 11/12/24 check date 11/14/24 (Ruiz, Fernandez, Batic)	45.90
Total 511.132 · Payroll Tax Expense					45.90
511.300 · Field Operations Management					
	10/31/2024	2024-1446	Special District Services	field operations Oct 2024	125.00
	11/30/2024	2024-1582	Special District Services	field operations Nov 2024	125.00
	12/31/2024	2024-1812	Special District Services	field operations Dec 2024	125.00
	01/31/2025	2025-0053	Special District Services	field operations Jan 2025	125.00
	02/28/2025	2025-0166	Special District Services	field operations Feb 2025	125.00
Total 511.300 · Field Operations Management					625.00
511. · Professional Fees					
511.315 · Legal Fees					
	10/31/2024	190241	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 190241 Oct 2024	512.50
	11/30/2024	190612	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 190612 Nov 2024	1,430.00
	12/31/2024	191272	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 191272 Dec 2024	500.00
	01/31/2025	191706	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 191706 Jan 2025	500.00
Total 511.315 · Legal Fees					2,942.50
Total 511. · Professional Fees					2,942.50
511.131 · Supervisor Fee					
	11/13/2024	PR 11/12/24		payroll 11/12/24 check date 11/14/24 (Ruiz, Fernandez, Batic)	600.00
Total 511.131 · Supervisor Fee					600.00
511.301 · Lawn Maintenance					
	10/29/2024	8832	Pan American Landscaping LLC	inv#8832 lawn maintenance Oct 2024 and storm debris cleanup	3,267.50
	11/29/2024	9023	Pan American Landscaping LLC	inv#9023 lawn maintenance Nov 2024	2,717.50
	12/16/2024	9209	Pan American Landscaping LLC	inv#9209 potting soil, 110 pentas & osmocote fertilizer at front entrance median tips & entrance...	575.00
	12/27/2024	9236	Pan American Landscaping LLC	inv#9236 lawn maintenance Dec 2024	2,717.50
	12/27/2024	9235	Pan American Landscaping LLC	inv#9235 450 bags of gold mulch	2,250.00
	01/29/2025	9488	Pan American Landscaping LLC	inv#9488 lawn maintenance Jan 2025 and debris removal	2,767.50
	02/26/2025	9701	Pan American Landscaping LLC	inv#9701 lawn maintenance Feb 2025 and debris removal	2,717.50
Total 511.301 · Lawn Maintenance					17,012.50
511.302 · Aquatic Lake Maintenance					
	10/01/2024	12330	Allstate Resource Management, Inc.	acct# 2580 Inv# 12330 recurring lake and mitigation management and debris removal	394.00
	11/01/2024	13118	Allstate Resource Management, Inc.	acct# 2580 Inv# 13118 recurring lake and mitigation management and debris removal	394.00
	12/01/2024	13877	Allstate Resource Management, Inc.	acct# 2580 Inv# 13877 recurring lake and mitigation management and debris removal	394.00
	01/01/2025	14686	Allstate Resource Management, Inc.	acct# 2580 Inv# 14686 recurring lake and mitigation management and debris removal	406.00
	02/01/2025	15501	Allstate Resource Management, Inc.	acct# 2580 Inv# 15501 recurring lake and mitigation management and debris removal	406.00
Total 511.302 · Aquatic Lake Maintenance					1,994.00

**Century Gardens Community Development District
Expenditures
October 2024 through February 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.308 · Miscellaneous Maintenance					
	10/03/2024	64768	Skyway Supply	black monster recycled can liner, rolled dog waster bags and delivery	201.96
	11/30/2024	8397	The Pressure Cleaning Man	inv#8397 pressure cleaning of monument signs	300.00
	01/29/2025	5837-CHKDU	Humane Animal Removal Inc.	remove 25 birds	1,125.00
Total 511.308 · Miscellaneous Maintenance					<u>1,626.96</u>
511.309 · Electricity					
	10/29/2024	35589-17153	FPL	Acct# 35589-17153 for services on (9/27/24-10/29/24)	213.35
	11/27/2024	35589-17153	FPL	Acct# 35589-17153 for services on (10/29/24-11/27/24)	213.47
	12/30/2024	35589-17153	FPL	Acct# 35589-17153 for services on (11/27/24-12/30/24)	270.70
	01/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (12/30/24-1/29/25)	241.87
	02/27/2025	35589-17153	FPL	Acct# 35589-17153 for services on (1/29/25-2/27/25)	234.18
Total 511.309 · Electricity					<u>1,173.57</u>
511.311 · Management Fees					
	10/31/2024	2024-1446	Special District Services	inv#2024-1446 management Oct 2024	2,404.00
	11/30/2024	2024-1582	Special District Services	inv#2024-1582 management Nov 2024	2,404.00
	12/31/2024	2024-1812	Special District Services	inv#2024-1812 management Dec 2024	2,404.00
	01/31/2025	2025-0053	Special District Services	inv#2025-0053 management Jan 2025	2,404.00
	02/28/2025	2025-0166	Special District Services	inv#2025-0166 management Feb 2025	2,404.00
Total 511.311 · Management Fees					<u>12,020.00</u>
511.312 · Secretarial Fees					
	11/30/2024	2024-1582	Special District Services	secretarial Nov 2024	350.00
	12/31/2024	2024-1812	Special District Services	secretarial Dec 2024	350.00
	01/31/2025	2025-0053	Special District Services	secretarial Jan 2025	350.00
	02/28/2025	2025-0166	Special District Services	secretarial Feb 2025	350.00
Total 511.312 · Secretarial Fees					<u>1,400.00</u>
511.450 · Insurance					
	10/01/2024	24973	Egis Insurance & Risk Advisors	Inv# 24973 policy# 100124025 10/1/24-10/1/25	6,874.00
Total 511.450 · Insurance					<u>6,874.00</u>
511.512 · Miscellaneous					
	10/08/2024	10/8/24	Mater Gardens, Inc.	Meeting Room Reservation for 10/8/24	60.00
	10/31/2024	2024-1446	Special District Services	Travel - Ryan Quiroga - Sept 2024	40.60
	11/13/2024	PR 11/12/24		payroll 11/12/24 check date 11/14/24 (Ruiz, Fernandez, Batic)	52.25
	12/31/2024	2024-1812	Special District Services	Travel - Nancy Nguyen - Nov 2024	19.16
	12/31/2024	2024-1812	Special District Services	Travel - Ryan Quiroga - Nov 2024	40.20
	01/31/2025	2025-0053	Special District Services	Travel - Ryan Quiroga - Dec 2024	40.20
	02/28/2025	2025-0166	Special District Services	Travel - Ryan Quiroga - Jan 2025	28.00
Total 511.512 · Miscellaneous					<u>280.41</u>

**Century Gardens Community Development District
Expenditures
October 2024 through February 2025**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.513 · Postage and Delivery					
	11/30/2024	2024-1582	Special District Services	FedEx Oct 2024	42.94
	12/31/2024	2024-1812	Special District Services	FedEx Nov 2024	29.85
	02/28/2025	2025-0166	Special District Services	postage Jan 2025	2.07
Total 511.513 · Postage and Delivery					<u>74.86</u>
511.514 · Office Supplies					
	10/31/2024	2024-1446	Special District Services	copies Sept 2024	7.95
	11/30/2024	2024-1582	Special District Services	copies Oct 2024	52.80
	11/30/2024	2024-1582	Special District Services	meeting books Oct 2024	24.00
	12/31/2024	2024-1812	Special District Services	copies Nov 2024	49.80
	12/31/2024	2024-1812	Special District Services	meeting books Nov 2024	24.00
	01/31/2025	2025-0053	Special District Services	copies Dec 2024	3.75
	02/28/2025	2025-0166	Special District Services	copies Jan 2025	21.75
Total 511.514 · Office Supplies					<u>184.05</u>
511.540 · Dues, License & Subscriptions					
	10/01/2024	90699	FloridaCommerce	inv# 90699 FY 2024/2025 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.733 · Trustee Fees					
	01/24/2025	7625333	U.S. Bank (Trustee Fee)	Inv# 7625333 Account# 263016000 Series 2019 Trustee Fees 1/1/25-12/31/25	4,031.25
Total 511.733 · Trustee Fees					<u>4,031.25</u>
511.750 · Website Management					
	10/31/2024	2024-1446	Special District Services	website Oct 2024	166.66
	11/30/2024	2024-1582	Special District Services	website Nov 2024	166.66
	12/31/2024	2024-1812	Special District Services	website Dec 2024	166.66
	01/31/2025	2025-0053	Special District Services	website Jan 2025	166.66
	02/28/2025	2025-0166	Special District Services	website Feb 2025	166.66
Total 511.750 · Website Management					<u>833.30</u>
Total Expenditures					<u>51,893.30</u>

Century Gardens Community Development District
Check Register
October 2024 - February 2025

Check #	Check Date	Vendor	Amount
10-1	10/4/2024	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
10-2	10/4/2024	Egis Insurance & Risk Advisors	6,874.00
10-3	10/4/2024	Special District Services	7,577.76
10-4	10/8/2024	FPL	209.22
10-5	10/8/2024	Mater Gardens, Inc.	60.00
10-6	10/8/2024	Pan American Landscaping LLC	2,817.50
10-7	10/8/2024	Skyway Supply	201.96
11-1	11/6/2024	Allstate Resource Management, Inc.	394.00
11-2	11/6/2024	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
11-3	11/6/2024	FloridaCommerce	175.00
11-4	11/6/2024	Special District Services	2,743.81
11-5	11/6/2024	The McClatchy Company, LLC	859.50
11-6	11/14/2024	Allstate Resource Management, Inc.	394.00
11-7	11/14/2024	FPL	213.35
11-8	11/14/2024	Pan American Landscaping LLC	3,267.50
12-1	12/4/2024	Billing, Cochran, Lyles, Mauro & Ramsey	512.50
12-2	12/4/2024	Special District Services	3,165.40
12-3	12/13/2024	Billing, Cochran, Lyles, Mauro & Ramsey	1,430.00
12-4	12/13/2024	FPL	213.47
12-5	12/13/2024	Pan American Landscaping LLC	2,717.50
12-6	12/13/2024	The Pressure Cleaning Man	300.00
1-1	1/3/2025	Allstate Resource Management, Inc.	394.00
1-2	1/3/2025	Pan American Landscaping LLC	575.00
1-3	1/3/2025	Special District Services	3,208.67
1-4	1/9/2025	FPL	270.70
1-5	1/9/2025	Pan American Landscaping LLC	4,967.50
2-1	2/4/2025	Allstate Resource Management, Inc.	406.00
2-2	2/4/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
2-3	2/4/2025	Special District Services	3,089.61
2-4	2/4/2025	U.S. Bank (Tax Receipts 2019)	85,991.00
2-5	2/4/2025	U.S. Bank (Tax receipts 2024)	148,930.30
2-6	2/4/2025	Wells Fargo Bank (Tax Receipts)	59,399.30
2-7	2/13/2025	FPL	241.87
2-8	2/13/2025	Humane Animal Removal Inc.	1,125.00
2-9	2/13/2025	Pan American Landscaping LLC	2,767.50
2-10	2/13/2025	U.S. Bank (Tax Receipts 2019)	13,904.20
2-11	2/13/2025	U.S. Bank (Tax receipts 2024)	24,081.08
2-12	2/13/2025	U.S. Bank (Trustee Fee)	4,031.25
2-13	2/13/2025	Wells Fargo Bank (Tax Receipts)	9,604.49
TOTAL			398,613.94

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2024-2025**

#	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 2019 Debt Assessment Income (Before Discounts & Fees)	Series 2024 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) And Paid To Trustee	Series 2019 Debt Assessment Income (After Discounts & Fees) And Paid To Trustee	Series 2024 Debt Assessment Income (After Discounts & Fees) And Paid To Trustee
									\$561,477	\$86,335	\$73,702	\$81,002	\$117,273	\$203,165	\$86,335	\$73,702	\$81,002	\$117,273	\$203,165
									\$531,458	\$83,473	\$69,275	\$76,385	\$111,350	\$190,975	\$83,473	\$69,275	\$76,385	\$111,350	\$190,975
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 433,119.53		\$ (4,157.95)	\$ (17,324.58)	\$ 411,637.00	\$ 66,570.43	\$ 56,868.60	\$ 62,499.15	\$ 90,478.70	\$ 156,702.65	\$ 63,268.40	\$ 54,048.00	\$ 59,399.30	\$ 85,991.00	\$ 148,930.30
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 42,418.10		\$ (407.21)	\$ (1,696.70)	\$ 40,314.19	\$ 6,519.66	\$ 5,569.50	\$ 6,120.93	\$ 8,861.14	\$ 15,346.87	\$ 6,196.30	\$ 5,293.25	\$ 5,817.34	\$ 8,421.63	\$ 14,585.67
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 20,620.21		\$ (197.95)	\$ (824.80)	\$ 19,597.46	\$ 3,169.33	\$ 2,707.43	\$ 2,975.50	\$ 4,307.56	\$ 7,460.39	\$ 3,012.13	\$ 2,573.14	\$ 2,827.92	\$ 4,093.91	\$ 7,090.36
4	4	Miami-Dade Tax Collector	12/31/24	NAV Taxes	\$ 7,020.85		\$ (67.15)	\$ (306.24)	\$ 6,647.46	\$ 1,079.10	\$ 921.84	\$ 1,013.11	\$ 1,466.66	\$ 2,540.14	\$ 1,021.71	\$ 872.81	\$ 959.23	\$ 1,388.66	\$ 2,405.05
5	5	Miami-Dade Tax Collector	01/31/25	NAV Taxes	\$ 10,549.03		\$ (102.40)	\$ (309.23)	\$ 10,137.40	\$ 1,621.38	\$ 1,385.09	\$ 1,522.23	\$ 2,203.69	\$ 3,816.64	\$ 1,558.12	\$ 1,331.04	\$ 1,462.83	\$ 2,117.70	\$ 3,667.71
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 8,498.43		\$ (81.87)	\$ (311.61)	\$ 8,104.95	\$ 1,306.22	\$ 1,115.84	\$ 1,226.32	\$ 1,775.32	\$ 3,074.73	\$ 1,245.74	\$ 1,064.18	\$ 1,169.54	\$ 1,693.12	\$ 2,932.37
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 256.29			\$ 256.29	\$ 256.29					\$ 256.29				
8									\$ -										
9									\$ -										
10									\$ -										
11									\$ -										
12									\$ -										
13									\$ -										
14									\$ -										
15									\$ -										
16									\$ -										
					\$522,226.15	\$ 256.29	\$ (5,014.53)	\$ (20,773.16)	\$ 496,694.75	\$ 80,522.41	\$ 68,568.30	\$ 75,357.24	\$ 109,093.07	\$ 188,941.42	\$ 76,558.69	\$ 65,182.42	\$ 71,636.16	\$ 103,706.02	\$ 179,611.46

Assessment Roll	
Admin:	\$86,335.36
Maint:	\$73,702.58
2007 Debt:	\$81,001.77
2019 Debt:	\$203,164.50
2024 Debt:	\$117,273.04
Total	\$561,477.25

Tax Collections	
	93.01%

Note: \$561,477, \$86,335, \$73,702, \$81,002, \$117,273 and \$203,165 are 2024/2025 budgeted assessments before discounts and fees.
\$531,458, \$83,473, \$69,275, \$76,385, \$111,350 and \$190,975 are 2024/2025 budgeted assessments after discounts and fees.

\$ 522,226.15	
\$ 256.29	\$ 496,694.75
\$ (80,522.41)	\$ (65,182.42)
\$ (68,568.30)	\$ (76,558.69)
\$ (188,941.42)	\$ (179,611.46)
\$ (109,093.07)	\$ (71,636.16)
\$ (75,357.24)	\$ (103,706.02)
\$ -	\$ 0.00