



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 13, 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 & PUBLIC HEARING
May 13, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Discussion Regarding Vacancies and Appointments to Fill Vacancies
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. March 11, 2025 Regular Board Meeting.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-04 – Adopting A fiscal Year 2025/2026 Final Budget.....Page 7
- K. Old Business
 - 1. Staff Report, as Required
- L. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting Fiscal Year 2025/2026 Meeting Schedule.....Page 16
- M. Administrative & Operational Matters
 - 1. Financials.....Page 18
 - 2. Reminder: 2024 Form 1 - Statement of Financial Interest (Due by July 1, 2025)
- N. Board Member & Staff Closing Comments
- O. Adjourn



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

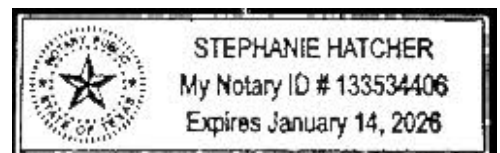
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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!

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 11, 2025**

A. CALL TO ORDER

The March 11, 2025, Regular Board Meeting of the Century Gardens Community Development District (the “District”) was called to order at 6:35 p.m. in Mater Gardens Academy Charter School outdoor recreational area 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, Vice Chairwoman Paola Batic, and Supervisors Abel Fernandez, and Luis Durango constituted a quorum and it was in order to proceed with the meeting:

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

Others in attendance: Yuney Rodriguez, Miami, FL.

D. CONSIDER RESOLUTION NO. 2025-03 – DECLARING VACANCIES

Mr. Silva presented Resolution No. 2025-03, entitled:

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.**

Mr. Silva provided an explanation for the document and advised that the 4-year terms of office for Seat 3 (currently held by Abel Fernandez), Seat 4 (currently held by Alexander Morales) and Seat 5 (currently held by Luis Durango) expired in November 2024. He further explained that no elector qualified for Seat 3, Seat 4, or Seat 5 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 Mr. Ruiz, seconded by Ms. Batic and unanimously passed declaring Seat 3, Seat 4, and Seat 5 as vacant effective November 19, 2024, and further authorizing incumbent Board Members in these seats to remain in office until the appointment of a qualified elector to such seats.

E. DISCUSSION REGARDING VACANCIES AND APPOINTMENTS TO FILL VACANCIES

This item was not needed at this time and will be discussed at the next District meeting.

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was not needed at this time and will be discussed at the next District meeting.

G. ELECTION OF OFFICERS

This item was not needed at this time and will be discussed at the next District meeting.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. November 12, 2024, Regular Board Meeting Minutes

The minutes of the November 12, 2024, Regular Board Meeting were presented for approval.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed approving the minutes of the November 12, 2024, Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

L. NEW BUSINESS

1. Discussion Regarding Dead Trees and Palm Removal

Mr. Silva explained that a complaint has been received from a resident regarding four (4) dead trees along the lake near the main entrance and one (1) dead palm tree in the District's water retention area. Mr. Silva presented the Board a proposal for the removal of the 4 dead trees in the amount of \$2,500 and a proposal for the removal of a palm tree in the amount of \$400 and replanting of a 12-14-foot palm. Ms. Batic expressed her desire to replace the 4 trees. The Board requested that a proposal be

attained for the replacement of the 4 trees. The Board also requested that a proposal be attained for a replacement palm smaller in size than the 12-14-foot palm proposed. Mr. Silva acknowledged the Board's request. A discussion ensued, after which:

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Durango and unanimously passed accepting the proposal from Pan American Landscaping, LLC in the amount of \$2,500 for the removal of four (4) trees and accepting the proposal from Pan American Landscaping, LLC in the amount of \$400 for the removal of a palm tree.

2. Discussion Regarding Sidewalk Pressure Cleaning

Mr. Silva explained that a complaint has been received from a resident regarding the pressure cleaning of the sidewalks within and surrounding the District. Mr. Silva explained that the District typically pressure cleans the sidewalks around the lake, water retention area, and the park. Mr. Silva stated that the resident is requesting that the sidewalks on NW 87th Avenue and 178th Street also be pressure cleaned. The Board consensus is to only pressure clean sidewalks within the District boundaries (around the lake, water retention area, and the park).

3. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Mr. Silva presented Resolution No. 2025-01, entitled:

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.

Mr. Silva explained that Ms. Nguyen had prepared two (2) proposed budget scenarios. Scenario 1 keeps the budget lines the same as fiscal year 2024/2025. Scenario 2 reallocates the amounts on certain budget lines, but the total budget amount stays the same. Mr. Silva explained that in both scenarios the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$2,300 from the projected fund balance as of September 30, 2025. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed approving and adopting Resolution No. 2025-01 Scenario 1, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for May 13, 2025, at 6:30 p.m. in the Mater Gardens Academy Charter School Cafeteria located at 9010 NW 178th Lane, Miami, Florida 33018; and further authorizes publication/notice of the budget public hearing, as required by law.

4. Consider Resolution No. 2025-02 – Registered Agent Change

Mr. Silva presented Resolution No. 2025-02, entitled:

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

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office.

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed designating Michael J. Pawelczyk as the Century Gardens Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

M. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Silva presented the financials in the meeting book and briefly reviewed them with the Board.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board member closing comments.

O. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made Mr. Ruiz, seconded by Mr. Durango and unanimously passed adjourning the meeting at 7:15 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142060	655043	Print Legal Ad-IPL02286330 - IPL0228633		1	71L

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

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 The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

04/23/25, 04/30/25

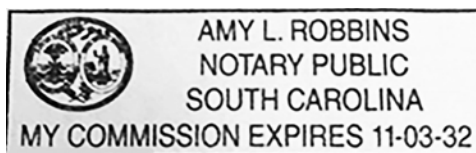
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 30th day of
April in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
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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 May 13, 2025, 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 2025/2026 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

IPL0228633
Apr 23, 30 2025

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 May, 2025.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Community Development District

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

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FINAL 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 FINAL 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 4/30/2025	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES					
Administrative Assessments	87,744	84,649	86,333	84,173	Expenditures Less Interest/.94
Maintenance Assessments	73,697	71,805	73,697	75,824	Expenditures/.94
Debt Assessments (Series 2007)	81,002	78,914	81,002	81,002	Bond Payments/.94
Debt Assessments (Series 2014-2024)	348,166	197,859	203,164	203,164	Bond Payments/.94
Debt Assessments (Series 2019)	117,273	114,242	117,273	117,273	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	15,224	6,440	720	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$723,106	\$553,909	\$562,189	\$562,636	
EXPENDITURES					
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	3,200	1,200	5,000	5,000	Supervisor Fees
Payroll Taxes	245	167	400	400	Projected At 8% Of Supervisor Fees
Management	28,848	16,828	28,848	28,848	No Change From 2024/2025 Budget
Secretarial	4,200	2,100	4,200	4,200	No Change From 2024/2025 Budget
Legal	10,464	4,680	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	473	1,100	1,075	\$25 Decrease From 2024/2025 Budget
Postage	322	121	250	250	No Change From 2024/2025 Budget
Office Supplies	434	284	700	675	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	11,731	7,531	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	1,167	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$81,398	\$41,600	\$83,473	\$82,623	
MAINTENANCE EXPENDITURES					
Lawn/Landscape Maintenance	39,666	30,317	33,000	35,000	\$2,000 Increase From 2024/2025 Budget
Aquatic Lake Maintenance	4,849	2,931	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	4,542	5,760	5,760	No Change From 2024/2025 Budget
Electricity	2,490	1,677	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	875	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	\$40,342	\$69,275	\$71,275	
TOTAL EXPENDITURES	\$135,616	\$81,942	\$152,748	\$153,898	
REVENUES LESS EXPENDITURES	\$587,490	\$471,967	\$409,441	\$408,738	
Payment To Trustee (Series 2007)	(77,201)	(75,139)	(76,385)	(76,385)	2026 Principal & Interest Payments
Payment To Trustee (Series 2014-2024)	(331,832)	(188,394)	(190,975)	(190,975)	2026 Principal & Interest Payments
Payment To Trustee (Series 2019)	(111,771)	(108,777)	(111,350)	(111,350)	2026 Principal & Interest Payments
BALANCE	\$66,686	\$99,657	\$30,731	\$30,028	
County Appraiser & Tax Collector Fee	(6,806)	(5,260)	(10,777)	(10,776)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,343)	(20,900)	(21,554)	(21,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$33,537	\$73,497	(\$1,600)	(\$2,300)	
Carryover From Prior Year	0	0	1,600	2,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$33,537	\$73,497	-	-	

DETAILED FINAL 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 FINAL 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 FINAL 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
Series 2014/2024 Debt	\$1,055.05	\$1,055.05	\$615.65	\$615.65
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
Series 2007 Debt	\$1,140.87	\$1,140.87	\$1,140.87	\$1,140.87
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
Series 2019 Debt	\$1,363.64	\$1,363.64	\$1,363.64	\$1,363.64
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
Lennar Expansion Units	86
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 NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2054/2065; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2025.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 14, 2025
November 4, 2025*
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
September 8, 2026**

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

PUBLISH: MIAMI HERALD 10/1/25

Century Gardens
Community Development District

**Financial Report For
April 2025**

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

	Oct 24 - Apr 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.826 · Payment To Trustee-Series 2024	-188,394.43	-190,975.00	2,580.57	98.65%
363.814 · Debt Assessments - Series 2024	197,859.10	203,164.00	-5,304.90	97.39%
363.100 · Administrative Assessments	84,649.42	86,333.00	-1,683.58	98.05%
363.101 · Maintenance Assessments	71,804.60	73,697.00	-1,892.40	97.43%
363.811 · Debt Assessments - Series 2007	78,913.96	81,002.00	-2,088.04	97.42%
363.813 · Debt Assessments - Series 2019	114,242.05	117,273.00	-3,030.95	97.42%
363.821 · Payment To Trustee-Series 2007	-75,139.16	-76,385.00	1,245.84	98.37%
363.824 · Payment to Trustee-Series 2019	-108,777.23	-111,350.00	2,572.77	97.69%
363.830 · County Appraiser & Tax Col Fees	-5,259.74	-10,777.00	5,517.26	48.81%
363.831 · Discounts For Early Payments	-20,900.26	-21,554.00	653.74	96.97%
369.401 · Interest Income	6,440.43	720.00	5,720.43	894.5%
369.402 · Carryover From Prior Year	0.00	1,600.00	-1,600.00	0.0%
Total Income	155,438.74	152,748.00	2,690.74	101.76%
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	166.65	400.00	-233.35	41.66%
511.300 · Field Operations Management	875.00	1,500.00	-625.00	58.33%
511. · Professional Fees				
511.310 · Engineering/Inspections	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	4,680.00	9,000.00	-4,320.00	52.0%
511.320 · Audit Fees	0.00	4,100.00	-4,100.00	0.0%
Total 511. · Professional Fees	4,680.00	15,100.00	-10,420.00	30.99%
511.131 · Supervisor Fee	1,200.00	5,000.00	-3,800.00	24.0%
511.301 · Lawn Maintenance	30,316.50	33,000.00	-2,683.50	91.87%
511.302 · Aquatic Lake Maintenance	2,931.00	5,200.00	-2,269.00	56.37%
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	4,541.86	5,760.00	-1,218.14	78.85%
511.309 · Electricity	1,677.35	3,300.00	-1,622.65	50.83%
511-310 · Palm Treatment - Maint. Replace	0.00	3,500.00	-3,500.00	0.0%
511.311 · Management Fees	16,828.00	28,848.00	-12,020.00	58.33%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
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	473.25	1,100.00	-626.75	43.02%
511.513 · Postage and Delivery	121.25	250.00	-128.75	48.5%
511.514 · Office Supplies	284.10	700.00	-415.90	40.59%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	7,531.25	11,800.00	-4,268.75	63.82%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
Total Expense	81,941.83	152,748.00	-70,806.17	53.65%
Net Income	73,496.91	0.00	73,496.91	100.0%

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2025

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
Administrative Assessments	86,333	2,351	84,649
Maintenance Assessments	73,697	2,008	71,805
Debt Assessments (Series 2007)	81,002	2,207	78,914
Debt Assessments (Series 2024)	203,164	5,534	197,859
Debt Assessments (Series 2019)	117,273	3,195	114,242
Other Revenues	0	0	0
Interest Income	720	0	6,440
Total Revenues	\$ 562,189	\$ 15,295	\$ 553,909
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,200
Payroll Taxes	400	0	167
Management	28,848	2,404	16,828
Secretarial	4,200	350	2,100
Legal	9,000	0	4,680
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	53	473
Postage	250	46	121
Office Supplies	700	84	284
Dues & Subscriptions	175	0	175
Trustee Fee	11,800	3,500	7,531
Continuing Disclosure Fee	500	0	0
Website Management	2,000	166	1,167
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,473	\$ 6,603	\$ 41,600
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	33,000	6,687	30,317
Aquatic Lake Maintenance	5,200	531	2,931
Preserve Area	1,000	0	0
Irrigation Maintenance	3,500	0	0
Miscellaneous Maintenance	5,760	1,905	4,542
Electricity	3,300	266	1,677
Engineering/Inspections	2,000	0	0
Field Operations Management	1,500	125	875
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	\$ 9,514	\$ 40,342
Total Expenditures	\$ 152,748	\$ 16,117	\$ 81,942
Revenues Less Expenditures	\$ 409,441	\$ (822)	\$ 471,967
Payment To Trustee (Series 2007)	(76,385)	(2,185)	(75,139)
Payment To Trustee (Series 2024)	(190,975)	(5,479)	(188,394)
Payment To Trustee (Series 2019)	(111,350)	(3,163)	(108,777)
Balance	\$ 30,731	\$ (11,649)	\$ 99,657
County Appraiser & Tax Collector Fee	(10,777)	(153)	(5,260)
Discounts For Early Payments	(21,554)	0	(20,900)
Excess/ (Shortfall)	\$ (1,600)	\$ (11,802)	\$ 73,497
Carryover From Prior Year	1,600	0	0
Net Excess/ (Shortfall)	\$ -	\$ (11,802)	\$ 73,497
Bank Balance As Of 4/30/25	\$ 314,048.78		
Accounts Payable As Of 4/30/25	\$ 25,234.59		
Accounts Receivable As Of 4/30/25	\$ -		
Available Funds As Of 4/30/25	\$ 288,814.19		

Century Gardens Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
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
	01/30/2025			Paymaster for W-2 processing	104.60
	01/30/2025			Deposit	-29.75
	03/12/2025	PR 3/11/25		payroll 3/11/25 check date 3/13/25 (Ruiz, Fernandez, Batic)	45.90
Total 511.132 · Payroll Tax Expense					166.65
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
	03/31/2025	2025-0295	Special District Services	field operations Mar 2025	125.00
	04/30/2025	2025-0427	Special District Services	field operations Apr 2025	125.00
Total 511.300 · Field Operations Management					875.00
511. · Professional Fees					
511.315 · Legal Fees					
	10/31/2024	190241	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 190241 Oct 2024	512.50
	11/30/2024	190612	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 190612 Nov 2024	1,430.00
	12/31/2024	191272	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 191272 Dec 2024	500.00
	01/31/2025	191706	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 191706 Jan 2025	500.00
	02/28/2025	192243	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 192243 Feb 2025	500.00
	03/31/2025	192706	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 192706 Mar 2025	1,237.50
Total 511.315 · Legal Fees					4,680.00
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
	03/12/2025	PR 3/11/25		payroll 3/11/25 check date 3/13/25 (Ruiz, Fernandez, Batic)	600.00
Total 511.131 · Supervisor Fee					1,200.00

Century Gardens Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
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	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	2,717.50
	03/28/2025	9936	Pan American Landscaping LLC	inv#9936 lawn maintenance Mar 2025 and granular fertilization of royal palm trees	3,317.50
	03/31/2025	9944	Pan American Landscaping LLC	inv#9944 removed 3 large & 1 small dead trees & grind stumps on east side of large lake	3,300.00
	04/28/2025	10129	Pan American Landscaping LLC	inv#10129 lawn maintenance Apr 2025	2,717.50
	04/28/2025	10130	Pan American Landscaping LLC	inv#10130 trimmed royal palm trees in common areas	3,969.00
					30,316.50
Total 511.301 · Lawn Maintenance					
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
	03/01/2025	16251	Allstate Resource Management, Inc.	acct# 2580 Inv# 16251 recurring lake and mitigation management and debris removal	406.00
	04/01/2025	17444	Allstate Resource Management, Inc.	acct# 2580 Inv# 17444 recurring lake and mitigation management and debris removal	406.00
	04/10/2025	17796	Allstate Resource Management, Inc.	acct# 2580 Inv# 17796 annual fish stocking	125.00
					2,931.00
Total 511.302 · Aquatic Lake Maintenance					
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
	03/03/2025	5872-DU	Humane Animal Removal Inc.	remove 12 ducks	820.00
	03/12/2025	66572	Skyway Supply	rolled dog waste bags, black monster HD recycled can liner, shipping	189.90
	04/01/2025	8715	The Pressure Cleaning Man	inv#8715 pressure cleaning of sidewalks, curbs	1,585.00
	04/23/2025	5929-DU	Humane Animal Removal Inc.	remove 2 ducks	320.00
					4,541.86
Total 511.308 · Miscellaneous Maintenance					

Century Gardens Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
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
	03/28/2025	35589-17153	FPL	Acct# 35589-17153 for services on (2/27/25-3/28/25)	237.46
	04/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (3/28/25-4/29/25)	266.32
					1,677.35
Total 511.309 · Electricity					
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
	03/31/2025	2025-0295	Special District Services	inv#2025-0295 management Mar 2025	2,404.00
	04/30/2025	2025-0427	Special District Services	inv#2025-0427 management Apr 2025	2,404.00
					16,828.00
Total 511.311 · Management Fees					
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
	03/31/2025	2025-0295	Special District Services	secretarial Mar 2025	350.00
	04/30/2025	2025-0427	Special District Services	secretarial Apr 2025	350.00
					2,100.00
Total 511.312 · Secretarial Fees					
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					

Century Gardens Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
511.512 · Miscellaneous	10/08/2024	10/8/24	Mater Gardens, Inc.	Meeting Room Reservation for 10/8/24	60.00
	10/11/2024				0.40
	10/31/2024	2024-1446	Special District Services	Travel - Ryan Quiroga - Sept 2024	40.20
	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
	03/11/2025	3/11/25	Mater Gardens, Inc.	Meeting Room Reservation for 3/11/25	60.00
	03/12/2025	PR 3/11/25		payroll 3/11/25 check date 3/13/25 (Ruiz, Fernandez, Batic)	52.34
	03/31/2025	2025-0295	Special District Services	Travel - Ryan Quiroga - Feb 2025	28.00
	04/30/2025	2025-0427	Special District Services	Travel - Ryan Quiroga - Mar 2025	38.50
	04/30/2025	2025-0427	Special District Services	Travel - Pablo Jerez - Mar 2025	14.00
					473.25
Total 511.512 · Miscellaneous					
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
	04/30/2025	2025-0427	Special District Services	FedEx Mar 2025	46.39
					121.25
Total 511.513 · Postage and Delivery					
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
	03/31/2025	2025-0295	Special District Services	copies Feb 2025	15.75
	04/30/2025	2025-0427	Special District Services	copies Mar 2025	60.30
	04/30/2025	2025-0427	Special District Services	meeting books Mar 2025	24.00
					284.10
Total 511.514 · Office Supplies					

Century Gardens Community Development District
Expenditures
October 2024 through April 2025

	Date	Num	Name	Memo	Amount
511.540 · Dues, License & Subscriptions					
Total 511.540 · Dues, License & Subscriptions					
511.733 · Trustee Fees					
Total 511.733 · Trustee Fees					
511.750 · Website Management					
Total 511.750 · Website Management					
Total Expenditures					
	10/01/2024	90699	FloridaCommerce	inv# 90699 FY 2024/2025 Special District Fee	175.00
					175.00
	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
	04/10/2025	2432269	Computershare (Trustee Fee)	Acct# 22258500 Inv# 2432269 series 2007 (4/13/25-4/12/26)	3,500.00
					7,531.25
	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
	03/31/2025	2025-0295	Special District Services	website Mar 2025	166.66
	04/30/2025	2025-0427	Special District Services	website Apr 2025	166.66
					1,166.62
					81,941.83

Century Gardens Community Development District
Check Register
March 2025 - April 2025

Check #	Check Date	Vendor	Amount
3-1	3/4/2025	Allstate Resource Management, Inc.	406.00
3-2	3/4/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
3-3	3/4/2025	Special District Services	3,097.48
3-4	3/4/2025	U.S. Bank (Tax Receipts 2019)	2,117.70
3-5	3/4/2025	U.S. Bank (Tax receipts 2024)	3,667.71
3-6	3/4/2025	Wells Fargo Bank (Tax Receipts)	1,462.83
3-7	3/13/2025	FPL	234.18
3-8	3/13/2025	Humane Animal Removal Inc.	820.00
3-9	3/13/2025	Mater Gardens, Inc.	60.00
3-10	3/13/2025	Pan American Landscaping LLC	2,717.50
3-11	3/13/2025	U.S. Bank (Tax Receipts 2019)	1,693.12
3-12	3/13/2025	U.S. Bank (Tax receipts 2024)	2,932.37
3-13	3/13/2025	Wells Fargo Bank (Tax Receipts)	1,169.54
4-1	4/2/2025	Allstate Resource Management, Inc.	406.00
4-2	4/2/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
4-3	4/2/2025	Skyway Supply	189.90
4-4	4/2/2025	Special District Services	3,089.41
4-5	4/2/2025	U.S. Bank (Tax Receipts 2019)	1,907.93
4-6	4/2/2025	U.S. Bank (Tax receipts 2024)	3,304.40
4-7	4/2/2025	Wells Fargo Bank (Tax Receipts)	1,317.93
4-8	4/24/2025	Allstate Resource Management, Inc.	125.00
4-9	4/24/2025	Billing, Cochran, Lyles, Mauro & Ramsey	1,237.50
4-10	4/24/2025	FPL	237.46
4-11	4/24/2025	Pan American Landscaping LLC	6,617.50
4-12	4/24/2025	The Pressure Cleaning Man	1,585.00
			41,396.46

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	\$ 90,476.70	\$ 156,702.65	\$ 63,268.40	\$ 54,048.00	\$ 59,399.30	\$ 85,991.00	\$ 149,930.30
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	\$ 1,385.09	\$ 1,385.09	\$ 1,522.32	\$ 2,203.69	\$ 3,816.64	\$ 1,568.12	\$ 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	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 3,358.03		\$ (32.91)	\$ (67.16)	\$ 3,257.96	\$ 516.13	\$ 440.91	\$ 484.56	\$ 701.49	\$ 1,214.94	\$ 500.75	\$ 427.77	\$ 470.12	\$ 680.59	\$ 1,178.73
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 5,994.56		\$ (59.34)	\$ (89.94)	\$ 5,875.28	\$ 921.36	\$ 787.09	\$ 865.02	\$ 1,232.26	\$ 2,168.83	\$ 903.03	\$ 771.43	\$ 847.81	\$ 1,227.34	\$ 2,125.67
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 338.61			\$ 338.61	\$ 338.61					\$ 338.61				
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 15,295.49		\$ (152.96)		\$ 15,142.53	\$ 2,350.91	\$ 2,008.30	\$ 2,207.14	\$ 3,195.23	\$ 5,533.91	\$ 2,327.39	\$ 1,988.22	\$ 2,185.07	\$ 3,163.28	\$ 5,478.57
12	12								\$ -										
13	13								\$ -										
14	14								\$ -										
15	15								\$ -										
16	16								\$ -										
					\$546,874.23	\$ 594.90	\$ (5,259.74)	\$ (20,900.26)	\$ 521,309.13	\$ 84,649.42	\$ 71,804.60	\$ 78,913.96	\$ 114,242.05	\$ 197,859.10	\$ 80,628.47	\$ 68,369.84	\$ 75,139.16	\$ 108,777.23	\$ 188,394.43

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.

Tax Collections
97.40%

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

\$ 546,874.23	\$ 521,309.13
\$ 594.90	\$ (68,369.84)
\$ (84,649.42)	\$ (80,628.47)
\$ (71,804.60)	\$ (188,394.43)
\$ (197,859.10)	\$ (75,139.16)
\$ (114,242.05)	\$ (108,777.23)
\$ (78,913.96)	\$ 0.00
\$ -	