



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 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
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AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
Mater Gardens Academy Charter School-Cafeteria Room
9010 NW 178th Lane
Miami, Florida 33018
REGULAR BOARD MEETING
October 14, 2025
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 13, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Consider Resolution No. 2025-06 – Adopting Fiscal Year 2024/2025 Amended Budget.....Page 6
 - 2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report.....Page 13
 - 3. Consider Resolution No. 2025-08 - Interlocal Agreement for Local Govt. Publications.....Page 17
 - 4. Discussion Regarding Lake Fountain Repairs.....Page 27
 - 5. Discussion Regarding Sidewalk Pressure Cleaning.....Page 29
- I. Administrative & Operational Matters
 - 1. 2025 Legislative Update Memo – BCLMR.....Page 32
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- J. Board Member & Staff Closing Comments
- K. Adjourn

**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

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: THE MIAMI HERALD 10/03/25

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 13, 2025**

A. CALL TO ORDER

The May 13, 2025, Regular Board Meeting of the Century Gardens Community Development District (the “District”) was called to order at 6:30 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, Vice Chairwoman Paola Batic (who arrived at 6:33 p.m.), and Supervisors Alexander Morales, Abel Fernandez, and Luis Durango 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. DISCUSSION REGARDING VACANCIES AND APPOINTMENTS TO FILL VACANCIES

Ms. Nguyen reminded the Board of Supervisors (the “Board”) that during the March 11, 2025, Regular Board Meeting, Seats 3 (currently held by Abel Fernandez), 4 (currently held by Alexander Morales), and 5 (currently held by Luis Durango) were declared vacant and the incumbents in those seats are currently serving as holdovers until the appointment of a qualified elector to such seats. Ms. Nguyen asked if any of the Board members would like to appoint a qualified elector to serve in these seats.

A MOTION was made by Mr. Ruiz, seconded by Mr. Morales and unanimously passed appointing Abel Fernandez to Seat 3, Alexander Morales to Seat 4, and Luis Durango to Seat 5; and such terms of office will expire in November 2028.

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

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Messrs. Fernandez, Morales, and Durango.

F. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairperson – Nildo Ruiz
- Vice Chairperson – Paola Batic
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Abel Fernandez, Luis Durango, Alexander Morales, Armando Silva and Gloria Perez

A **motion** was made by Mr. Ruiz, seconded by Mr. Morales and passed unanimously electing the District's Officers, as listed above.

G. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. March 11, 2025, Regular Board Meeting Minutes

The minutes of the March 11, 2025, Regular Board Meeting were presented for approval.

A **MOTION** was made by Ms. Batic, seconded by Mr. Durango and unanimously passed approving the minutes of the March 11, 2025, Regular Board Meeting, as presented.

NOTE: At approximately 6:35 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on April 23, 2025, and April 30, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2025/2026 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented Resolution No. 2025-04, entitled:

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.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **MOTION** was made by Ms. Batic, seconded by Mr. Durango and unanimously passed approving and adopting Resolution No. 2025-04, as presented; thereby setting the 2025/2026 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 6:37 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

K. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

L. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Ms. Nguyen presented Resolution No. 2025-05, entitled:

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.

Ms. Nguyen provided an explanation for the document and stated that the District would continue to meet on the second Tuesday of select months, with the exception of the November 4, 2025, meeting date. Ms. Nguyen explained that November 11, 2025, is Veterans' Day so she elected November 4, 2025, as an alternate date. A discussion ensued after which:

A **MOTION** was made by Mr. Morales, seconded by Mr. Ruiz and unanimously passed approving and adopting Resolution No. 2025-05, *as amended* (removing November 4, 2025, from the meeting schedule); thereby setting the 2025/2026 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

M. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Nguyen presented the financials in the meeting book.

2. Reminder: 2024 Form 1 – Statement of Financial Interest (Due by July 1, 2025)

Board Members were reminded of the importance of electronically completing their individual 2024 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2025.

Board Members were also reminded to complete their 4-hour ethics training by December 31, 2025. Ms. Nguyen stated that she would email the ethics training links provided to her by Ms. Wald's firm.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Ruiz requested that Ms. Nguyen inform the Board of the irrigation systems discussion they had recently. Ms. Nguyen advised that she was contacted by Mr. Ruiz requesting that the irrigation system be inspected because he believed that the system was not operating properly. Mr. Ruiz and Ms. Nguyen discussed a proposal received from the landscape contractor in late December 2024/early January 2025 for necessary irrigation system repairs. Ms. Nguyen explained that the proposal was not approved at the time it was received. She further explained that due to the lapsed time since that inspection was conducted, there was a great possibility that there were additional irrigation system repairs needed. Ms. Nguyen has contacted the District's landscaping contractor and requested that a thorough irrigation system inspection be completed and a proposal for the required repairs be sent to her for review. More information on this will be provided at a future meeting.

Ms. Nguyen stated that the dead trees and palms had been removed.

There were no further Board Member comments.

O. 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 6:53 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Gardens Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 EFFECTIVE this 14th day of October, 2025.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	86,333	87,581	87,581
Maintenance Assessments	73,697	73,702	73,702
Debt Assessments (Series 2007)	81,002	81,002	81,002
Debt Assessments (Series 2014)	203,164	203,165	203,165
Debt Assessments (Series 2019)	117,273	117,273	117,273
Other Revenues	0	0	0
Interest Income	720	9,700	9,539
TOTAL REVENUES	\$ 562,189	\$ 572,423	\$ 572,262
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	1,800	1,800
Payroll Taxes	400	213	213
Management	28,848	28,848	28,848
Secretarial	4,200	4,200	4,200
Legal	9,000	9,000	7,643
Assessment Roll	6,000	4,000	4,000
Audit Fees	4,100	3,700	3,700
Insurance	7,400	6,874	6,874
Legal Advertisements	2,000	2,400	1,302
Miscellaneous	1,100	1,000	789
Postage	250	475	460
Office Supplies	700	500	447
Dues & Subscriptions	175	175	175
Trustee Fees	11,800	11,778	11,778
Continuing Disclosure Fee	500	500	500
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,473	\$ 77,463	\$ 74,729
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	33,000	49,000	47,084
Aquatic Lake Maintenance	5,200	5,200	4,961
Preserve Area	1,000	500	0
Irrigation Maintenance	3,500	3,500	2,982
Miscellaneous Maintenance (Pump Repairs, Animal Removal, etc.)	5,760	9,000	6,907
Electricity	3,300	2,208	2,208
Engineering/Inspections	2,000	2,500	2,201
Field Operations Management	1,500	1,500	1,500
Palm Treatment - Maint./Replacement	3,500	1,750	0
Pressure Cleaning	2,000	1,000	0
Improvements - Landscape/Forestry	6,115	3,150	0
Improvements - Reserve Contingency	2,400	2,400	0
TOTAL MAINTENANCE EXPENDITURES	\$ 69,275	\$ 81,708	\$ 67,843
TOTAL EXPENDITURES	\$ 152,748	\$ 159,171	\$ 142,572
REVENUES LESS EXPENDITURES	\$ 409,441	\$ 413,252	\$ 429,690
Bond Payments (Series 2007)	(76,385)	(77,206)	(77,206)
Bond Payments (Series 2014)	(190,975)	(193,647)	(193,647)
Bond Payments (Series 2019)	(111,350)	(111,778)	(111,778)
BALANCE	\$ 30,731	\$ 30,621	\$ 47,059
County Appraiser & Tax Collector Fee	(10,777)	(5,411)	(5,411)
Discounts For Early Payments	(21,554)	(20,900)	(20,900)
Excess/ (Shortfall)	\$ (1,600)	\$ 4,310	\$ 20,748
Carryover From Prior Year	1,600	1,600	0
Net Excess/ (Shortfall)	\$ -	\$ 5,910	\$ 20,748
FUND BALANCE AS OF 9/30/24		\$215,317	
FY 2024/2025 ACTIVITY		\$4,310	
FUND BALANCE AS OF 9/30/25		\$219,627	

Notes

\$1,600 Of Fund Balance Used To Reduce 2024/2025 Assessments.
\$2,300 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2007)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	AMENDED	YEAR
	2024/2025	FINAL	TO DATE
	BUDGET	BUDGET	ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	400	4,100	4,021
NAV Tax Collection	76,385	77,206	77,206
Total Revenues	\$ 76,785	\$ 81,306	\$ 81,227
EXPENDITURES			
Principal Payments	40,000	40,000	40,000
Interest Payments	34,593	35,603	35,603
Bond Redemption	2,192	0	0
Total Expenditures	\$ 76,785	\$ 75,603	\$ 75,603
Excess/ (Shortfall)	\$ -	\$ 5,703	\$ 5,625

FUND BALANCE AS OF 9/30/24	\$92,676
FY 2024/2025 ACTIVITY	\$5,703
FUND BALANCE AS OF 9/30/25	\$98,379

Notes

Reserve Fund Balance = \$38,306*. Revenue Fund Balance = \$60,073*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$16,791.
* Approximate Amounts

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due:
Interest Rate =	5.05%	May 1st
Issue Date =	March 2007	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$665,000	

AMENDED FINAL BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2019)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	AMENDED	YEAR
	2024/2025	FINAL	TO DATE
	BUDGET	BUDGET	ACTUAL
REVENUES	10/1/24 - 9/30/25	10/1/24 - 9/30/25	10/1/24 - 9/29/25
Interest Income	400	4,100	3,989
NAV Tax Collection	111,350	111,778	111,778
Total Revenues	\$ 111,750	\$ 115,878	\$ 115,767
EXPENDITURES			
Principal Payments	35,000	34,000	34,000
Interest Payments	76,010	76,669	76,669
Bond Redemption	740	0	0
Total Expenditures	\$ 111,750	\$ 110,669	\$ 110,669
Excess/Shortfall	\$ -	\$ 5,209	\$ 5,098

FUND BALANCE AS OF 9/30/24	\$114,292
FY 2024/2025 ACTIVITY	\$5,209
FUND BALANCE AS OF 9/30/25	\$119,501

Notes

Reserve Fund Balance = \$27,837*. Revenue Fund Balance = \$91,664*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Principal Payment Of \$35,000
And Interest Payment Of \$38,005 (Total Of \$73,005).

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$1,733,000	Annual Principal Payments Due:
Interest Rate =	3.6% - 5.0%	November 1st
Issue Date =	January 2019	Annual Interest Payments Due:
Maturity Date =	November 2049	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$1,577,000	

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	100	2,900	2,842
NAV Tax Collection	190,975	193,647	193,647
Total Revenues	\$ 191,075	\$ 196,547	\$ 196,489
EXPENDITURES			
Principal Payments	118,000	118,000	118,000
Interest Payments	72,050	67,708	67,708
Extraordinary Principal Payments/Bond Redemption	1,025	0	0
Total Expenditures	\$ 191,075	\$ 185,708	\$ 185,708
Excess/Shortfall	\$ -	\$ 10,839	\$ 10,781

FUND BALANCE AS OF 9/30/24	\$42,290
FY 2024/2025 ACTIVITY	\$10,839
FUND BALANCE AS OF 9/30/25	\$53,129

Notes

Revenue Fund Balance = \$53,129*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$34,550.

* Approximate Amounts

Series 2024 Refunding Bond Information

Original Par Amount =	\$1,500,000	Annual Principal Payments Due:
Interest Rate =	5.00%	May 1st
Issue Date =	June 2024	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$1,382,000	

RESOLUTION 2025-07

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

WHEREAS, the Century Gardens Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-07 on November 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October, 2025.

ATTEST:

**CENTURY GARDENS COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

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

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A
Century Gardens Community Development District
2024/2025 Performance Measures and Standards Report

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
Achieved: Yes ☒ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
Achieved: Yes ☒ No ☐
- District records retained as required by law, and readily available to the public.
Achieved: Yes ☒ No ☐

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
Achieved: Yes ☒ No ☐
- District amended budget within 60 days following the end of the fiscal year.
Achieved: Yes ☒ No ☐
- District accounts receivable/payable processed for the year.
Achieved: Yes ☒ No ☐
- "No findings" for annual financial audit
Achieved: Yes ☒ No ☐
 - If "no" explain: _____

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.

Achieved: Yes ☒ No ☐

- Contracted Services obtained for all District operations.

Achieved: Yes ☒ No ☐

- All District contracts in compliance.

Achieved: Yes ☒ No ☐

RESOLUTION 2025-08

A RESOLUTION OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the District has found that cost of publishing advertisements and public notices of the District on the Miami-Dade County website (legalads.miamidade.gov) (the "County Designated Website") is a lower cost alternative to the cost of publishing advertisements and public notices in print in a newspaper.

WHEREAS, pursuant to Sections 50.011 and 50.0311, Florida Statutes, the Board of Supervisors is authorized and desires to publish certain advertisements and public notices of the District on the County Designated Website;

WHEREAS, at its meeting on October 14, 2025, the Board approved the Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website (the "ILA") between the District and Miami-Dade County, Florida (the "County"), a copy of which is attached hereto as Exhibit A;

WHEREAS, the Board has authorized Nancy Nguyen, of Special District Services, Inc., as District Manager, or, in the alternative, Nildo Ruiz, as Chair of the Board of Supervisors of the District, or Paola Batic, as Vice-Chair of the Board of Supervisors of the District, to execute the ILA and any other documents related to the ILA; and

WHEREAS, the District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including, but not limited to, the publication of advertisements and public notices on behalf of the District.

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

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

Section 2. That Nancy Nguyen, of Special District Services, Inc., as District Manager, or, in the alternative, Nildo Ruiz, as Chair of the Board of Supervisors of the District, or Paola Batic, as Vice-Chair of the Board of Supervisors, are authorized, on behalf of the District, to execute the ILA and any other documents related thereto, on behalf of the District.

Section 3. The District Manager has the authority to take any and all actions related to the ILA and utilization of the County Designated Website, including but not limited to the publication of advertisements and public notices on behalf of the District.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF OCTOBER, 2025.

ATTEST:

**CENTURY GARDENS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Secretary / Assistant Secretary

Print Name: _____

Chair / Vice-Chair, Board of Supervisors

**Interlocal Access Agreement for Local Government Publication of Legal
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Century Gardens Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

RECITALS

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

TERMS

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local

Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department
ATTN: Inson Kim
111 NW 1st Street
Suite 2510
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Century Gardens Community Development District
Attn: Nancy Nguyen, District Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

COUNTY

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on _____, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through
its County Mayor or County Mayor's Designee

By: _____

___ day of _____, 20__

LOCAL GOVERNMENT

LOCAL GOVERNMENT NAME

ATTEST:

By: _____
Chair / Vice Chair

Nancy Nguyen, Secretary/Treasurer
and District Manager for the Century
Gardens Community Development
District

Print Name
____ day of _____, 20__

Approved as to form
and legal sufficiency:



Dania Beach Office
 200 Stirling Rd Suite 5A
 Dania Beach, FL 33004
 (954) 565-7488
 flauderdale@lakedoctors.com
 www.lakedoctors.com

SERVICE ORDER

SALES REP. **LUCIANI**

ACCOUNT/SITE Century Gardens	ACCOUNT # New Acct
BILLING NAME Century Gardens	DATE 9/29/25
BILLING ADDRESS 8893 NW 179th LN Hialeah, FL 33018	COUNTY # 6
CONTACT Ryan Quiroga	PHONE # 786-609-8717
EMAIL ADDRESS rquiroga@sdsinc.org	Email Invoice: Y <input type="radio"/> N <input type="radio"/>
PO#	MANUFACTURER: AQM <input type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS <input type="radio"/>

SERVICE REQUEST Quote to repair fountain.

NOTES Current motor and wire are sending back bad megohm readings. Pump is locked in place.
Fountain wire has ground fault in 2/4 legs.
Tax Exempt.

QTY	UNIT	DESCRIPTION	PRICE	EXTENDED
1		3HP Motor	1,712.00	1,712.00
1		3 HP Pump	2,059.00	2,059.00
1		Fountain Power Cable	1,734.00	1,734.00
1		Underwater resin Splice kit	210.00	210.00
1		3HP Motor control box	510.00	510.00
				0.00
				0.00
				0.00
				0.00
				0.00

SERVED BY: _____

SERVICE DATE: _____

WORK AUTHORIZED BY: _____

PARTS TOTAL	\$ 6,225.00
LABOR	\$ 1,050.00
FREIGHT	\$ 450.00
SUBTOTAL	\$ 7,725.00
0.000% STATE SALES TAX	\$ 0.00
TOTAL	\$ 7,725.00

CUSTOMER SIGNATURE _____

DATE _____

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.

Pricing is valid thirty (30) days from date of quotation.

CONNECT WITH US.



Florida Offices

Clearwater	(727) 544-7644	Jacksonville	(904) 262-5500
Dania Beach	(954) 565-7488	Navarre	(850) 939-5787
Fort Myers	(239) 693-2270	Sarasota	(941) 377-0658
Fort Pierce	(772) 241-5773	Tallahassee	(850) 329-2389

Winter Springs (407) 327-7918

Ohio Offices

Centerville	(937) 433-2942
Columbus	(614) 987-5098

South Carolina Offices

Myrtle Beach	(843) 492-4080
Summerville	(843) 873-1911

Terms & Conditions

Service Order

1. A 50% deposit shall be due payable upon execution of this Service Order should the total cost be over \$1,000.00. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Service Order. The CUSTOMER acknowledges that this service order is executed in the state in which THE LAKE DOCTORS office conducting the work resides and therefore THE LAKE DOCTORS is not responsible for the payment of any out-of-state taxes except as required by law.
2. THE LAKE DOCTORS agrees to install and/or repair within a minimum of fifteen (15) business days from the later of the deposit payment date, or date of the executed Service Order. If service is needed within five (5) business days at the time of the executed Service Order, CUSTOMER will be subject to an additional rate. The offer contained herein is withdrawn and this Service Order shall have no further force effective thirty (30) days from the date of quotation.
3. Equipment/parts sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient materials, or by other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS, at its expense, shall maintain the following insurance coverage: a) worker's compensation with statutory limits, b) automobile and watercraft liability, and c) comprehensive general liability, including products liability and completed operations. Customers requesting to be named as additional insured or requesting hold harmless statements may be billed an additional amount to cover the cost of providing such additional coverage. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
9. This Service Order is not assignable by either party.
10. Termination of Service Order in writing by CUSTOMER after initiation of Service Order will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided CUSTOMER authorizes shipment and delivery within a period of ten (10) business days after execution of Service Order.
12. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating form, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
13. CUSTOMER warrants that he or she is authorized to execute the Service Order on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
14. THE LAKE DOCTORS reserve the right to impose a service charge of 1 ½ percent per month on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
15. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Service Order, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
16. This Service Order constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
17. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X
Office number (954)995-2356



The Pressure Cleaning Man inc.

Estimate

For:	Century Gardens CDD	Estimate No:	3938
	nnguyen@sdsinc.org	Date:	09/11/2025

Description	Amount
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Please refer to the attached map for the areas designated in Red, indicating the pressure cleaning zones.	\$1,585.00
---	------------

- Sidewalks
- Curbs

- Excluded
- Swales

Process & Disclaimer: Groundwork Commercial

Pressure Cleaning employs water and pressure to effectively remove algae from surfaces, utilizing a circular surface cleaner for optimal results. Additionally, a light wash-down of areas may be included to eliminate any residual dirty water resulting from the cleaning process. It's important to note that pressure washing ground work does not automatically remove gum, rust stains, tire marks, or oil stains unless specifically stated otherwise in the estimate content.

Oil & Grease: The vendor cannot guarantee the full removal of oil or grease stains. Generally, our technique achieves a removal rate ranging from 50% to 80%.

Please be aware that the aforementioned stains require special chemicals or techniques for effective treatment.

Light chemical spray on all areas after pressure cleaning, enhancing the longevity and cleanliness of areas. Warranty for 4 months on all areas being pressure cleaned, this does not include unlevelled sidewalks where water accumulates into puddles. The chemical application only warrants any algae reappearance, it does not cover any rust marks due to well water or tree stains due to leaves.

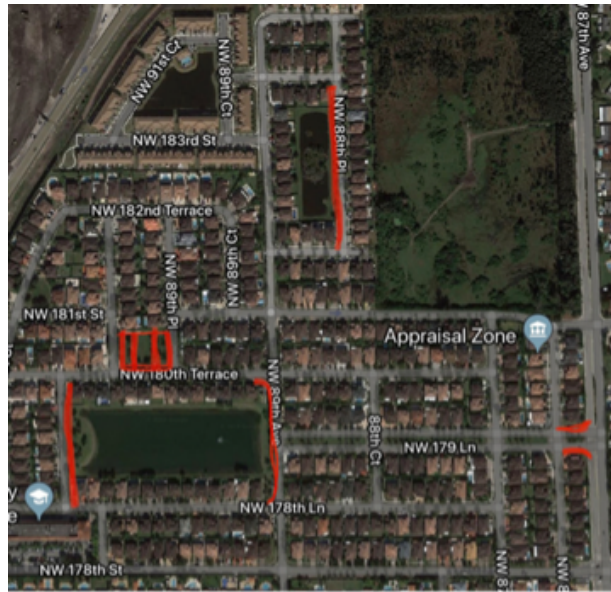
Subtotal	\$1,585.00
Total	\$1,585.00

Total	\$1,585.00
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The Pressure Cleaning Man
inc.

Client's signature

Photo 1



MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: June 30, 2025

RE: 2025 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2025 – 195, Laws of Florida (SB 268). The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

2. Chapter 2025 – 174, Laws of Florida (HB 669). The legislation prohibits a local government’s¹ investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

3. Chapter 2025 – 189, Laws of Florida (SB 108). The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

New Timelines and Notice Requirements:

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

4. Chapter 2025 – 85, Laws of Florida (SB 348). The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

¹ A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

5. Chapter 2025 – 164, Laws of Florida (SB 784). The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

6. Chapter 2025 – 140, Laws of Florida (HB 683). The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

Century Gardens
Community Development District

**Financial Report For
September 2025**

Century Gardens Community Development District

Budget vs. Actual

October 2024 through September 2025

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.826 · Payment To Trustee-Series 2024	-193,647.28	-190,975.00	-2,672.28	101.4%
363.814 · Debt Assessments - Series 2024	203,165.00	203,164.00	1.00	100.0%
363.100 · Administrative Assessments	87,581.44	86,333.00	1,248.44	101.45%
363.101 · Maintenance Assessments	73,702.00	73,697.00	5.00	100.01%
363.811 · Debt Assessments - Series 2007	81,002.00	81,002.00	0.00	100.0%
363.813 · Debt Assessments - Series 2019	117,273.00	117,273.00	0.00	100.0%
363.821 · Payment To Trustee-Series 2007	-77,206.32	-76,385.00	-821.32	101.08%
363.824 · Payment to Trustee-Series 2019	-111,777.87	-111,350.00	-427.87	100.38%
363.830 · County Appraiser & Tax Col Fees	-5,410.87	-10,777.00	5,366.13	50.21%
363.831 · Discounts For Early Payments	-20,900.26	-21,554.00	653.74	96.97%
369.401 · Interest Income	9,539.24	720.00	8,819.24	1,324.89%
369.402 · Carryover From Prior Year	0.00	1,600.00	-1,600.00	0.0%
Total Income	163,320.08	152,748.00	10,572.08	106.92%
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	212.55	400.00	-187.45	53.14%
511.300 · Field Operations Management	1,500.00	1,500.00	0.00	100.0%
511. · Professional Fees				
511.310 · Engineering/Inspections	2,201.25	2,000.00	201.25	110.06%
511.315 · Legal Fees	7,642.50	9,000.00	-1,357.50	84.92%
511.320 · Audit Fees	3,700.00	4,100.00	-400.00	90.24%
Total 511. · Professional Fees	13,543.75	15,100.00	-1,556.25	89.69%
511.131 · Supervisor Fee	1,800.00	5,000.00	-3,200.00	36.0%
511.301 · Lawn Maintenance	47,084.00	33,000.00	14,084.00	142.68%
511.302 · Aquatic Lake Maintenance	4,961.00	5,200.00	-239.00	95.4%
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	2,982.00	3,500.00	-518.00	85.2%
511.308 · Miscellaneous Maintenance	6,907.24	5,760.00	1,147.24	119.92%
511.309 · Electricity	2,207.88	3,300.00	-1,092.12	66.91%
511-310 · Palm Treatment - Maint. Replace	0.00	3,500.00	-3,500.00	0.0%
511.311 · Management Fees	28,848.00	28,848.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.318 · Assessment/Tax Roll	4,000.00	6,000.00	-2,000.00	66.67%
511.450 · Insurance	6,874.00	7,400.00	-526.00	92.89%
511.480 · Legal Advertisements	1,301.89	2,000.00	-698.11	65.1%
511.512 · Miscellaneous	789.15	1,100.00	-310.85	71.74%
511.513 · Postage and Delivery	459.37	250.00	209.37	183.75%
511.514 · Office Supplies	446.55	700.00	-253.45	63.79%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	11,777.50	11,800.00	-22.50	99.81%
511.734 · Continuing Disclosure Fee	500.00	500.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
Total Expense	142,569.80	152,748.00	-10,178.20	93.34%
Net Income	20,750.28	0.00	20,750.28	100.0%

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
Administrative Assessments	86,333	12	87,581
Maintenance Assessments	73,697	0	73,702
Debt Assessments (Series 2007)	81,002	0	81,002
Debt Assessments (Series 2024)	203,164	0	203,165
Debt Assessments (Series 2019)	117,273	0	117,273
Other Revenues	0	0	0
Interest Income	720	0	9,539
Total Revenues	\$ 562,189	\$ 12	\$ 572,262
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,800
Payroll Taxes	400	0	213
Management	28,848	2,404	28,848
Secretarial	4,200	350	4,200
Legal	9,000	0	7,643
Assessment Roll	6,000	4,000	4,000
Audit Fees	4,100	0	3,700
Insurance	7,400	0	6,874
Legal Advertisements	2,000	0	1,302
Miscellaneous	1,100	32	789
Postage	250	292	460
Office Supplies	700	9	447
Dues & Subscriptions	175	0	175
Trustee Fee	11,800	0	11,778
Continuing Disclosure Fee	500	500	500
Website Management	2,000	167	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,473	\$ 7,754	\$ 74,729
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	33,000	3,348	47,084
Aquatic Lake Maintenance	5,200	406	4,961
Preserve Area	1,000	0	0
Irrigation Maintenance	3,500	0	2,982
Miscellaneous Maintenance	5,760	0	6,907
Electricity	3,300	70	2,208
Engineering/Inspections	2,000	0	2,201
Field Operations Management	1,500	124	1,498
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	\$ 3,948	\$ 67,841
Total Expenditures	\$ 152,748	\$ 11,702	\$ 142,570
Revenues Less Expenditures	\$ 409,441	\$ (11,690)	\$ 429,692
Payment To Trustee (Series 2007)	(76,385)	0	(77,206)
Payment To Trustee (Series 2024)	(190,975)	0	(193,647)
Payment To Trustee (Series 2019)	(111,350)	0	(111,778)
Balance	\$ 30,731	\$ (11,690)	\$ 47,061
County Appraiser & Tax Collector Fee	(10,777)	0	(5,411)
Discounts For Early Payments	(21,554)	0	(20,900)
Excess/ (Shortfall)	\$ (1,600)	\$ (11,690)	\$ 20,750
Carryover From Prior Year	1,600	0	0
Net Excess/ (Shortfall)	\$ -	\$ (11,690)	\$ 20,750
Bank Balance As Of 9/30/25	\$ 247,713.52		
Accounts Payable As Of 9/30/25	\$ 11,295.96		
Accounts Receivable As Of 9/30/25	\$ -		
Available Funds As Of 9/30/25	\$ 236,417.56		

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	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
	05/14/2025	PR 5/13/25		payroll 5/13/25 check date 5/15/25 (Ruiz, Fernandez, Batic)	45.90
					212.55
Total 511.132 · Payroll Tax Expense					
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
	05/31/2025	2025-0668	Special District Services	field operations May 2025	125.00
	06/30/2025	2025-0794	Special District Services	field operations June 2025	125.00
	07/31/2025	2025-0915	Special District Services	field operations July 2025	125.00
	08/31/2025	2025-1032	Special District Services	field operations August 2025	125.00
	09/30/2025	2025-1151	Special District Services	field operations Sept 2025	125.00
					1,500.00
Total 511.300 · Field Operations Management					
511. · Professional Fees					
511.310 · Engineering/Inspections					
	05/06/2025	8388	Alvarez Engineers, Inc.	inv#8388 engineering 4/1/25-4/30/25	55.00
	07/09/2025	8566	Alvarez Engineers, Inc.	inv#8566 yearly engineers report 2025	2,146.25
					2,201.25
Total 511.310 · Engineering/Inspections					
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
	04/30/2025	193087	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 193087 Apr 2025	500.00
	05/31/2025	193487	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 193487 May 2025	982.50
	06/30/2025	194056	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 194056 June 2025	500.00
	07/31/2025	194585	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 194585 July 2025	500.00
	08/31/2025	195068	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-031050 stmt# 195068 August 2025	500.00
					7,642.50
Total 511.315 · Legal Fees					

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

Date	Invoice #	Vendor	Memo	Amount
511.320 - Audit Fees				
05/01/2025	27409	Grau & Associates	Fee for FY 23/24 audit	3,700.00
Total 511.320 - Audit Fees				3,700.00
511.131 - Professional Fees				
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
05/14/2025	PR 5/13/25		payroll 5/13/25 check date 5/15/25 (Ruiz, Fernandez, Batic)	600.00
Total 511.131 - Supervisor Fee				1,800.00
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 lips & 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	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 and 1 small dead trees and grind stumps on east side of large lake. rem...	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
05/31/2025	10398	Pan American Landscaping LLC	inv#10398 lawn maintenance May 2025 and debris removal	2,917.50
06/25/2025	10577	Pan American Landscaping LLC	inv#10577 royal palm tree nutrient drenching	1,950.00
06/27/2025	10578	Pan American Landscaping LLC	inv#10578 lawn maintenance June 2025	2,717.50
07/28/2025	10855	Pan American Landscaping LLC	inv#10855 lawn maintenance July 2025	3,117.50
08/27/2025	11102	Pan American Landscaping LLC	inv#11102 lawn maintenance August 2025	2,717.50
09/26/2025	11322	Pan American Landscaping LLC	inv#11322 lawn maintenance September 2025 + granular fertilization of royal palm trees and debri...	3,347.50
Total 511.301 - Lawn Maintenance				47,084.00

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
511.302 - Aquatic Lake Maintenance	10/01/2024	12330	Allstate Resource Management, Inc.	acc# 2580 Inv# 12330 recurring lake and mitigation management and debris removal	394.00
	11/01/2024	13118	Allstate Resource Management, Inc.	acc# 2580 Inv# 13118 recurring lake and mitigation management and debris removal	394.00
	12/01/2024	13877	Allstate Resource Management, Inc.	acc# 2580 Inv# 13877 recurring lake and mitigation management and debris removal	394.00
	01/01/2025	14686	Allstate Resource Management, Inc.	acc# 2580 Inv# 14686 recurring lake and mitigation management and debris removal	406.00
	02/01/2025	15501	Allstate Resource Management, Inc.	acc# 2580 Inv# 15501 recurring lake and mitigation management and debris removal	406.00
	03/01/2025	16251	Allstate Resource Management, Inc.	acc# 2580 Inv# 16251 recurring lake and mitigation management and debris removal	406.00
	04/01/2025	17444	Allstate Resource Management, Inc.	acc# 2580 Inv# 17444 recurring lake and mitigation management and debris removal	406.00
	04/10/2025	17796	Allstate Resource Management, Inc.	acc# 2580 Inv# 17796 annual fish stocking	125.00
	05/01/2025	18577	Allstate Resource Management, Inc.	acc# 2580 Inv# 18577 recurring lake and mitigation management and debris removal	406.00
	06/01/2025	19344	Allstate Resource Management, Inc.	acc# 2580 Inv# 19344 recurring lake and mitigation management and debris removal	406.00
	07/01/2025	0526	Allstate Resource Management, Inc.	acc# 2580 Inv# 0526 recurring lake and mitigation management and debris removal	406.00
	08/01/2025	1273	Allstate Resource Management, Inc.	acc# 2580 Inv# 1273 recurring lake and mitigation management and debris removal	406.00
	09/01/2025	2038	Allstate Resource Management, Inc.	acc# 2580 Inv# 2038 recurring lake and mitigation management and debris removal	406.00
Total 511.302 - Aquatic Lake Maintenance					4,961.00
511.307 - Irrigation Maintenance	05/31/2025	10349	Pan American Landscaping LLC	inv#10349 sprinkler repair and parts	2,422.00
	07/31/2025	10829	Pan American Landscaping LLC	inv#10829 sprinkler repair and parts	560.00
Total 511.307 - Irrigation Maintenance					2,982.00
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
	06/04/2025	12445	Worldwide Distributors Inc.	removal of fountain pump and installation of new one	1,765.00
	07/02/2025	67856	Skyway Supply	rolled dog waste bags, black monster HD recycled can liner, shipping	200.38
	08/07/2025	INV10111	Falcon Vac Solutions LLC	supply 4 signs and paint the existing posts	400.00
					6,907.24
Total 511.308 - Miscellaneous Maintenance					

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

Date	Invoice #	Vendor	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)	286.32
05/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (4/29/25-5/29/25)	91.05
06/27/2025	35589-17153	FPL	Acct# 35589-17153 for services on (5/29/25-6/27/25)	232.90
07/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (6/27/25-7/29/25)	70.92
08/28/2025	35589-17153	FPL	Acct# 35589-17153 for services on (7/29/25-8/28/25)	65.38
09/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (8/28/25-9/29/25)	70.28
Total 511.309 - Electricity				2,207.88
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
05/31/2025	2025-0668	Special District Services	Inv#2025-0668 management May 2025	2,404.00
06/30/2025	2025-0794	Special District Services	Inv#2025-0794 management June 2025	2,404.00
07/31/2025	2025-0915	Special District Services	Inv#2025-0915 management July 2025	2,404.00
08/31/2025	2025-1032	Special District Services	Inv#2025-1032 management August 2025	2,404.00
09/30/2025	2025-1151	Special District Services	Inv#2025-1151 management September 2025	2,404.00
Total 511.311 - Management Fees				28,848.00

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
511.312 · Secretarial Fees	10/31/2024	2024-1446	Special District Services	secretarial Oct 2024	350.00
	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
	05/31/2025	2025-0668	Special District Services	secretarial May 2025	350.00
	06/30/2025	2025-0794	Special District Services	secretarial June 2025	350.00
	07/31/2025	2025-0915	Special District Services	secretarial July 2025	350.00
	08/31/2025	2025-1032	Special District Services	secretarial August 2025	350.00
	09/30/2025	2025-1151	Special District Services	secretarial Sept 2025	350.00
	Total 511.312 · Secretarial Fees				4,200.00
	09/29/2025	2025-1230	Special District Services	Inv#2025-1230 assessment roll prep 2025	4,000.00
	511.318 · Assessment/Tax Roll				4,000.00
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				6,874.00
	04/30/2025	300075	The McClatchy Company, LLC	Notice of Special Board Mtg of 05/13/25	1,301.89
511.480 · Legal Advertisements					1,301.89
Total 511.480 · Legal Advertisements					

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	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
	05/13/2025	5/13/2025	Mater Gardens, Inc.	Meeting Room Reservation for 5/13/2025	60.00
	05/14/2025	PR 5/13/25		payroll 5/13/25 check date 5/15/25 (Ruiz, Fernandez, Batic)	52.34
	05/31/2025	2025-0668	Special District Services	Travel - Ryan Quiroga - Apr 2025	28.00
	06/30/2025	2025-0794	Special District Services	Travel - Ryan Quiroga - May 2025	42.00
	06/30/2025	2025-0794	Special District Services	Travel - Nancy Nguyen - May 2025	32.06
	07/31/2025	2025-0915	Special District Services	Travel - Ryan Quiroga - June 2025	35.00
	08/31/2025	2025-1032	Special District Services	Travel - Ryan Quiroga - July 2025	35.00
	09/30/2025	2025-1151	Special District Services	Travel - Ryan Quiroga - Aug 2025	31.50
Total 511.512 - Miscellaneous					789.15
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
	05/31/2025	2025-0668	Special District Services	FedEx Apr 2025	9.03
	06/30/2025	2025-0794	Special District Services	FedEx May 2025	36.08
	06/30/2025	2025-0794	Special District Services	postage May 2025	0.69
	09/30/2025	2025-1151	Special District Services	postage Aug 2025	292.32
Total 511.513 - Postage and Delivery					459.37

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
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
	05/31/2025	2025-0668	Special District Services	copies Apr 2025	6.15
	06/30/2025	2025-0794	Special District Services	copies May 2025	106.95
	06/30/2025	2025-0794	Special District Services	meeting books May 2025	24.00
	07/31/2025	2025-0915	Special District Services	copies June 2025	7.05
	08/31/2025	2025-1032	Special District Services	copies July 2025	9.60
	09/30/2025	2025-1151	Special District Services	copies Aug 2025	8.70
					446.55
	10/01/2024	90699	FloridaCommerce	inv# 90699 FY 2024/2025 Special District Fee	175.00
					175.00
511.540 · Dues, License & Subscriptions	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
	06/25/2025	7795591	U.S. Bank (Trustee Fee)	Inv# 7795591 Account# 232278000 Series 2024 Trustee Fees 6/1/25-5/31/26	4,246.25
					11,777.50
Total 511.733 · Trustee Fees					
511.734 · Continuing Disclosure Fee	09/28/2025	2025-1319	Special District Services	continuing disclosure FY 24/25	500.00
					500.00
Total 511.734 · Continuing Disclosure Fee					

Century Gardens Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
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
	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
	05/31/2025	2025-0668	Special District Services	website May 2025	166.66
	06/30/2025	2025-0794	Special District Services	website June 2025	166.66
	07/31/2025	2025-0915	Special District Services	website July 2025	166.66
	08/31/2025	2025-1032	Special District Services	website August 2025	166.66
	09/30/2025	2025-1151	Special District Services	website Sept 2025	166.66
Total 511.750 - Website Management					1,999.92
Total Expenditures					142,569.80

Century Gardens Community Development District
Check Register
May 2025 - September 2025

Check #	Check Date	Vendor	Amount
5-1	5/7/2025	Allstate Resource Management, Inc.	406.00
5-2	5/7/2025	Computershare (Trustee Fee)	3,500.00
5-3	5/7/2025	Humane Animal Removal Inc.	320.00
5-4	5/7/2025	Pan American Landscaping LLC	6,686.50
5-5	5/7/2025	Special District Services	3,228.85
5-6	5/7/2025	U.S. Bank (Tax Receipts 2019)	3,163.28
5-7	5/7/2025	U.S. Bank (Tax receipts 2024)	5,478.57
5-8	5/7/2025	Wells Fargo Bank (Tax Receipts)	2,185.07
6-1	6/3/2025	Allstate Resource Management, Inc.	406.00
6-2	6/3/2025	Alvarez Engineers, Inc.	55.00
6-3	6/3/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
6-4	6/3/2025	FPL	266.32
6-5	6/3/2025	Grau & Associates	3,700.00
6-6	6/3/2025	Mater Gardens, Inc.	60.00
6-7	6/3/2025	Special District Services	3,088.84
6-8	6/3/2025	The McClatchy Company, LLC	1,301.89
6-9	6/3/2025	U.S. Bank (Tax Receipts 2019)	303.91
6-10	6/3/2025	U.S. Bank (Tax receipts 2024)	526.34
6-11	6/3/2025	Wells Fargo Bank (Tax Receipts)	209.93
6-12	6/12/2025	Allstate Resource Management, Inc.	406.00
6-13	6/12/2025	FPL	91.05
6-14	6/12/2025	Pan American Landscaping LLC	5,339.50
6-15	6/12/2025	Worldwide Distributors Inc.	1,765.00
7-1	7/2/2025	Billing, Cochran, Lyles, Mauro & Ramsey	962.50
7-2	7/2/2025	Special District Services	3,287.44
7-3	7/2/2025	U.S. Bank (Tax Receipts 2019)	1,435.83
7-4	7/2/2025	U.S. Bank (Tax receipts 2024)	2,486.76
7-5	7/2/2025	Wells Fargo Bank (Tax Receipts)	991.81

Century Gardens Community Development District
Check Register
May 2025 - September 2025

Check #	Check Date	Vendor	Amount
8-1	8/4/2025	Allstate Resource Management, Inc.	406.00
8-2	8/4/2025	Alvarez Engineers, Inc.	2,146.25
8-3	8/4/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
8-4	8/4/2025	FPL	232.90
8-5	8/4/2025	Pan American Landscaping LLC	4,667.50
8-6	8/4/2025	Skyway Supply	200.38
8-7	8/4/2025	Special District Services	3,087.71
8-8	8/4/2025	U.S. Bank (Tax Receipts 2019)	1,260.90
8-9	8/4/2025	U.S. Bank (Tax receipts 2024)	2,239.75
8-10	8/4/2025	U.S. Bank (Trustee Fee)	4,246.25
8-11	8/4/2025	Wells Fargo Bank (Tax Receipts)	865.42
8-12	8/11/2025	Allstate Resource Management, Inc.	406.00
8-13	8/11/2025	FPL	70.92
8-14	8/11/2025	Pan American Landscaping LLC	3,677.50
9-1	9/3/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
9-2	9/3/2025	Falcon Vac Solutions LLC	400.00
9-3	9/3/2025	Special District Services	3,090.26
9-4	9/16/2025	Allstate Resource Management, Inc.	406.00
9-5	9/16/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
9-6	9/16/2025	FPL	65.38
9-7	9/16/2025	Pan American Landscaping LLC	2,717.50
			83,839.01

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 (Before Discounts & Fees)	Maintenance Assessment Income (Before 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
									\$551,458	\$83,473	\$69,275	\$76,385	\$111,350	\$190,975	\$83,473	\$69,275	\$76,385	\$111,350	\$190,975
1	1	Miami-Date Tax Collector	12/09/24	NAV Taxes	\$ 433,119.53		\$ (4,157.95)	\$ (17,324.58)	\$ 411,037.00	\$ 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-Date 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-Date Tax Collector	11/26/24	NAV Taxes	\$ 20,620.21		\$ (197.95)	\$ (824.80)	\$ 19,497.46	\$ 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	\$ 7,080.36
4	4	Miami-Date Tax Collector	12/31/24	NAV Taxes	\$ 7,020.85		\$ (67.15)	\$ (306.24)	\$ 6,947.46	\$ 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-Date 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-Date 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	Int - 1	Miami-Date Tax Collector	02/07/25	Interest		\$ 256.29			\$ 256.29	\$ 256.29					\$ 256.29				
8	7	Miami-Date 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	8	Miami-Date Tax Collector	03/06/25	NAV Taxes	\$ 5,994.56		\$ (59.34)	\$ (59.94)	\$ 5,875.28	\$ 921.36	\$ 787.09	\$ 865.02	\$ 1,252.26	\$ 2,168.83	\$ 903.03	\$ 771.43	\$ 847.81	\$ 1,227.34	\$ 2,125.67
10	Int - 2	Miami-Date Tax Collector	03/21/25	Interest		\$ 338.61			\$ 338.61	\$ 338.61					\$ 338.61				
11	9	Miami-Date 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	10	Miami-Date Tax Collector	05/13/25	NAV Taxes	\$ 1,513.57		\$ (15.14)		\$ 1,498.43	\$ 269.94	\$ 192.94	\$ 212.05	\$ 306.98	\$ 531.66	\$ 267.24	\$ 191.01	\$ 209.93	\$ 303.91	\$ 526.34
13	Int - 3	Miami-Date Tax Collector	05/21/25	Interest		\$ 55.77			\$ 55.77	\$ 55.77					\$ 55.77				
14	11	Miami-Date Tax Collector	06/11/25	NAV Taxes	\$ 7,144.18		\$ (71.44)	\$ -	\$ 7,072.74	\$ 1,268.57	\$ 911.58	\$ 1,001.83	\$ 1,450.33	\$ 2,511.87	\$ 1,255.88	\$ 902.46	\$ 991.81	\$ 1,435.83	\$ 2,486.76
15	12	Miami-Date Tax Collector	06/25/25	NAV/Interest (TC)	\$ 5,246.57	\$ 236.09	\$ (54.83)	\$ -	\$ 5,427.83	\$ 1,042.49	\$ 688.87	\$ 757.08	\$ 1,096.01	\$ 1,898.21	\$ 1,032.06	\$ 681.98	\$ 749.51	\$ 1,085.05	\$ 1,879.23
16	13	Miami-Date Tax Collector	07/02/25	NAV/Interest	\$ 944.27	\$ 28.33	\$ (9.72)	\$ -	\$ 962.88	\$ 209.72	\$ 104.01	\$ 117.08	\$ 177.63	\$ 364.16	\$ 207.63	\$ 102.97	\$ 115.91	\$ 175.85	\$ 360.52
17	Int - 4	Miami-Date Tax Collector	08/01/25	Interest	\$ -	\$ 73.77	\$ -	\$ -	\$ 73.77	\$ 73.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Int - 5	Miami-Date Tax Collector	09/19/25	Interest		\$ 11.76			\$ 11.76	\$ 11.76					\$ 11.76				\$ -
19									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$561,722.62	\$ 1,000.62	\$ (5,410.87)	\$ (20,900.26)	\$ 536,412.31	\$ 87,581.44	\$ 73,702.00	\$ 81,002.00	\$ 117,273.00	\$ 203,165.00	\$ 83,532.58	\$ 70,248.26	\$ 77,206.32	\$ 111,777.87	\$ 193,647.28

Assessment Roll	
Admin:	\$86,335.36
Maint:	\$73,702.58
2007 Debt	\$81,001.77
2019 Debt	\$203,164.50
2024 Debt	\$417,273.04
Total	\$561,477.25

Tax Collections
100.04 %

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.

\$ 561,722.82	\$ 536,412.31
\$ 1,000.62	\$ (70,248.26)
\$ (67,581.44)	\$ (83,532.58)
\$ (73,702.00)	\$ (193,647.28)
\$ (203,165.00)	\$ (77,206.32)
\$ (117,273.00)	\$ (111,777.87)
\$ (81,002.00)	\$ 0.00
\$ -	\$ -