



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 10, 2026
6:30 P.M.**

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

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

AGENDA
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
Mater Gardens Academy Charter School-Cafeteria Room
9010 NW 178th Lane
Miami, Florida 33018
REGULAR BOARD MEETING
March 10, 2026
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. November 3, 2025 Special Board Meeting.....Page 3
- G. Old Business
 - 1. Discussion Regarding Lake Fountain.....Page 9
 - 2. Discussion Regarding Coconut Palms on Lake Bank
- H. New Business
 - 1. Discussion Regarding Royal Palms.....Page 12
 - 2. Consider Resolution No. 2026-01 – Adopting Fiscal Year 2024/2025 Proposed Budget.....Page 14
 - 3. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 23
- I. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1 & 2)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
 - 3. Financials.....Page 25
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57896	IPL0276510	Legal Ad - IPL0276510	Century Gardens CDD	1.0	82.0L

ATTENTION: Century Gardens Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**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

IPL0276510
 Oct 3 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

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

1.0 insertion(s) published on:
 10/03/25 Print

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Sworn to and subscribed before
 me on



**CENTURY GARDENS
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

www.centurygardenscdd.org

IPL0276510
Oct 3 2025

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
NOVEMBER 3, 2025**

NOTE: Due to a scheduling conflict, this meeting was held in the drop-off loop area on the north side of Mater Gardens Academy Charter School. Signage was posted to direct members of the public to the new location.

A. CALL TO ORDER

The November 3, 2025, Special 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 located at 9010 NW 178th Lane, Miami, Florida 33018.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Special Board Meeting had been published in the *Miami Herald* on October 23, 2025, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Nildo Ruiz, Vice Chairwoman Paola Batic, and Supervisor 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A

Also in attendance were the following District residents: Alejandro Fernandez, Maria Cruz (who arrived at 7:04 p.m.), Vicente Martinez (who arrived at 7:07 p.m.), and Yuney Rodriguez (who arrived at 7:09 p.m.).

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen stated that she was in possession of a resignation letter from Abel Fernandez with an effective date of August 14, 2025, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

<p>A MOTION was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed accepting the resignation of Abel Fernandez, effective August 14, 2025.</p>

Ms. Nguyen stated that there was now a vacancy in Seat 3, which term expires in November 2028.

Ms. Nguyen advised that Alejandro Fernandez, a qualified elector who was in attendance, contacted her regarding his desire to serve on the District Board. Ms. Nguyen indicated that Mr. Fernandez was referred to her by Mr. Ruiz. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed appointing Mr. Fernandez to the unexpired 4-year term of office in Seat 3 and such term of office will expire in November 2028.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Fernandez. In addition, Ms. Nguyen and Ms. Fernandez-Perez will review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2024 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials.

Mr. Fernandez was welcomed by the other Board Members.

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

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

F. APPROVAL OF MINUTES

1. May 13, 2025, Regular Board Meeting and Public Hearing

The minutes of the May 13, 2025, Regular Board Meeting and Public Hearing were presented for approval.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed approving the minutes of the May 13, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no old business to discuss at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-06, entitled:

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.

Ms. Nguyen provided an explanation for the document and indicated that there was an operating fund balance of approximately \$220,000 at the end of the fiscal year. A discussion ensued after which:

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed adopting Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-07, entitled:

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.

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District was required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals had been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed accepting Resolution No. 2025-07, as presented, further adopting the Century Gardens Community Development District's Goals and Objectives Annual Report.

A discussion regarding the goals and objectives for fiscal year 2025/2026 took place, after which:

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed adopting the same goals and objectives for fiscal year 2025/2026.

3. Consider Resolution No. 2025-08 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-08, entitled:

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**

Ms. Nguyen read the title into the record and explained that she would like to discuss the District’s required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in the *Miami Herald*. Ms. Nguyen further explained that a standard publication costs approximately \$800 with the *Miami Herald*. She further explained that this prompted her office to seek an alternative for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County’s (the “County”) website meets Florida Statute requirements and the County’s attorney has authorized entering into an Interlocal Agreement (the “ILA”) with community development districts to allow them to advertise on the County’s website. She further noted that the cost to advertise on the County’s website for an unlimited amount of advertisements per year is \$707. It was explained that the District would need to publish an annual initial advertisement in the *Miami Herald* notifying the public of its intent to advertise on the County’s website for the next year. Ms. Nguyen noted that this would still result in cost savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Nildo Ruiz as Chairman, and Paola Batic as Vice Chairwoman, to execute the ILA and any other documents related to the ILA.

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Durango and unanimously passed approving and adopting Resolution No. 2025-08; thereby authorizing Nancy Nguyen as District Manager, Nildo Ruiz as Chairman, and Paola Batic as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

4. Discussion Regarding Lake Fountain Repairs

Ms. Nguyen presented a proposal from The Lake Doctors, Inc. in the amount of \$7,725 for necessary repairs to the lake fountain. Ms. Nguyen explained that the lake fountain stopped functioning properly and repairs were made, however, shortly after the repairs were made, the lake fountain stopped working again. She further explained that all components of the fountain needed to be pulled out of the lake for further inspection to determine the cause of the malfunction. Ms. Nguyen further explained that the motor, pump, and motor control box needed to be replaced.

Ms. Nguyen presented a spreadsheet with the lake fountain expenses for the last five (5) years. In total, the District has spent \$5,015 in the past 5 years for lake fountain repairs. Mr. Ruiz stated that this did not include the monthly electrical expenses to operate the fountain. The Board discussed the benefits of the lake fountain and determined that the lake fountain only benefits the residents on the lake. They further determined that the lake fountain was not part of the original development plans. Additionally, the fountain does not have an aerator, and as such, it is only providing an aesthetic benefit to the residents on the lake. The Board consensus was to not repair the fountain.

NOTE: Following discussion of Item H. 5., three (3) residents arrived and requested that discussion regarding the lake fountain take place.

Public comments were received from the following: Maria Cruz (who arrived at 7:04 p.m.), Vicente Martinez (who arrived at 7:07 p.m.), and Yunez Rodriguez (who arrived at 7:09 p.m.).

Members of the public implored that the Board reconsider their decision not to repair the lake fountain. They expressed that the fountain significantly enhanced the atmosphere and overall enjoyment of the lake area. Additionally, they stated their belief was that the cost of repairs was minimal in comparison to the benefits they receive from keeping the lake fountain operational.

The Board explained that their decision was based on costs beyond the lake fountain repair. They stated that additional expenses include the monthly electrical service charges and maintenance expenses incurred throughout the year.

The Board further explained that their desire was not to have extraordinary expenses so that the bond debt can be paid off prior to the maturity date of the debt. As such, they were not going to repair the lake fountain.

5. Discussion Regarding Sidewalk Pressure Cleaning

Ms. Nguyen presented a proposal from The Pressure Cleaning Man in the amount of \$1,585 for the pressure cleaning of the District's sidewalks. Ms. Nguyen reminded the Board that the sidewalks were pressure cleaned annually to avoid any slip and fall liability.

Ms. Batic noted that in prior years, additional sidewalks had been pressure cleaned and inquired why those additional sidewalks were not included in the current proposal. Ms. Nguyen explained that the additional sidewalks were owned and maintained by Miami-Dade County (the "County"). She further clarified that in certain years, the District had assumed responsibility for cleaning those areas as a precautionary measure to protect the residents of the District, since the County had not performed the maintenance.

Mr. Ruiz asked if the curbs in the main entrance were included in the proposal. Ms. Nguyen noted that the proposal indicated "curbs" but would confirm if it includes the median curbs at the main entrance to the community.

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed accepting the proposal from The Pressure Cleaning Man in the amount of \$1,585 for the pressure cleaning of District sidewalks.

NOTE: Following this discussion, the Board discussed Item H. 4. again, to hear comments from the public regarding the lake fountain.

I. ADMINISTRATIVE MATTERS

1. 2025 Legislative update Memo (BCLMR)

Ms. Fernandez-Perez explained that her firm prepares an annual memorandum summarizing the legislative acts that had become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they had any questions regarding these new laws, they may contact either her office or the District Manager.

The Board requested that the full text of the legislative acts be e-mailed to them. Ms. Nguyen acknowledged the Board's request.

2. Financial Report

Ms. Nguyen presented the financials in the meeting book.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Members of the public expressed their concern with coconuts in the lake. It was explained that there were residents on the lake who had planted coconut palm trees on the District's lake bank and the District has had to hire a contractor to pick up the coconuts. It was further explained that letters were recently mailed to all the residents on the lake reminding them of the importance of de-nutting their palm trees or picking up the coconuts when they fall. The Board consensus was that it was probable that the residents would ignore the letter. The Board requested that Ms. Nguyen monitor the expenses of coconut cleanup and the Board will discuss their options at a future meeting. Ms. Nguyen acknowledged the Board's request.

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made Ms. Batic, seconded by Mr. Durango and unanimously passed adjourning the meeting at 7:37 p.m.
--

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

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.

Worldwide Distributors Inc. DBA Elighting |
Ebuilt
 12130 SW 114th Pl
 Miami, FL 33176-4473 USA
 +13059698754
 info@elighting.org
 https://worldwidedistributors.co/



ADDRESS
 Century Gardens CDD
 Hialeah, FL

SHIP TO
 Century Gardens CDD
 Hialeah, FL

Estimate 11754

DATE 02/20/2026



DESCRIPTION	QTY	AMOUNT
(1) TWT3TP230 – 3hp TwoTier Series, 230VOLT 3 phase. Includes U.L. listed fountain control panel. See attached system specifications.		18,908.00
LED700C-2 – (2) 43 watt, 120volt LED lighting package.		
CBL104 – 14/4ga submersible power cable – pump. (100 ft)		
CBL800 – 14/3ga submersible power cable – lighting. (100 ft)		

SUBTOTAL	18,908.00
TAX	0.00
TOTAL	\$18,908.00

Accepted By

Accepted Date

Super Landscape & Maintenance Inc.

2272 W 79th St
 Hialeah, FL 33016
 (305) 362-3355
 office@superlandscapemiami.com
 www.superlandscapemiami.com



Estimate

ADDRESS
 Century Gardens CDD
 NW 179 Ln
 Hialeah, FL 33018

ESTIMATE 1344
 DATE 02/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	6. Landscaping Services - Commercial	Scope of work Removal of existing Royal palm Delivery and Installation of 1 25' Royal Palm (Includes soil amending & fertilization) Note Transplanting of original palm to new location by lake will be done at no additional cost	1	6,625.00	6,625.00
	6. Landscaping Services - Commercial	Scope of work (optional) Removal of existing Royal palm Delivery and Installation of 2 25' Royal Palms (another one on opposite side where there is a gap) (Includes soil amending & fertilization) Note Transplanting of original palm to new location by lake will be done at no additional cost Total for both: \$11,250	1	0.00	0.00
	6. Landscaping Services - Commercial	Scope of work Installation of a third Royal palm in the same project would be done at the same rate as in second line item. Price per Royal Palm if 2 (or more): \$5,625	1	0.00	0.00

Price for 3 Royals: \$16,875

SUBTOTAL	6,625.00
TAX	0.00
<hr/>	
TOTAL	\$6,625.00

Accepted By

Accepted Date

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 12, 2026 at 6:30 p.m. in the Mater Gardens Academy Charter School – Cafeteria, 9010 NW 178th Lane Miami, FL 33018, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of March, 2026.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Century Gardens
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	83,514
Maintenance Assessments	76,463
Debt Assessments (Series 2007)	81,002
Debt Assessments (Series 2014-2024)	203,164
Debt Assessments (Series 2019)	117,273
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$562,736
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes	400
Management	28,848
Secretarial	4,200
Legal	9,000
Assessment Roll	4,000
Audit Fees	3,900
Insurance	7,400
Legal Advertisements	3,000
Miscellaneous	1,050
Postage	250
Office Supplies	650
Dues & Subscriptions	175
Trustee Fees	11,800
Continuing Disclosure Fee	500
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$82,173
MAINTENANCE EXPENDITURES	
Lawn/Landscape Maintenance	36,000
Aquatic Lake Maintenance	5,200
Preserve Area	1,000
Irrigation Maintenance	3,500
Miscellaneous Maintenance	5,760
Electricity	3,300
Engineering/Inspections	2,000
Field Operations Management	1,500
Palms Treatment - Maintenance/Replacement	3,500
Pressure Cleaning	2,000
Improvements - Landscape/Forestry	6,115
Improvements - Reserve Contingency	2,000
Total Improvements	8,115
TOTAL MAINTENANCE EXPENDITURES	\$71,875
TOTAL EXPENDITURES	\$154,048
REVENUES LESS EXPENDITURES	\$408,688
Payment To Trustee (Series 2007)	(76,385)
Payment To Trustee (Series 2014-2024)	(190,975)
Payment To Trustee (Series 2019)	(111,350)
BALANCE	\$29,978
County Appraiser & Tax Collector Fee	(10,776)
Discounts For Early Payments	(21,552)
EXCESS/ (SHORTFALL)	(\$2,350)
Carryover From Prior Year	2,350
NET EXCESS/ (SHORTFALL)	-

DETAILED PROPOSED BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR ACTUAL 2025/2026 AS OF 1/31/2025	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES					
Administrative Assessments	87,581	76,270	84,173	83,514	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	73,702	68,786	75,824	76,463	Expenditures/.94
Debt Assessments (Series 2007)	81,002	73,470	81,002	81,002	Bond Payments/.94
Debt Assessments (Series 2014-2024)	203,165	184,260	203,164	203,164	Bond Payments/.94
Debt Assessments (Series 2019)	117,273	106,361	117,273	117,273	Bond Payments/.94
Other Revenues	0	0	0	0	
Interest Income	11,180	495	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$573,903	\$509,642	\$562,636	\$562,736	
EXPENDITURES					
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	1,800	1,000	5,000	5,000	Supervisor Fees
Payroll Taxes	213	77	400	400	Projected At 8% Of Supervisor Fees
Management	28,848	9,616	28,848	28,848	No Change From 2025/2026 Budget
Secretarial	4,200	1,400	4,200	4,200	No Change From 2025/2026 Budget
Legal	8,143	2,660	9,000	9,000	No Change From 2025/2026 Budget
Assessment Roll	4,000	0	4,000	4,000	No Change From 2025/2026 Budget
Audit Fees	3,700	0	3,800	3,900	Accepted Amount For 2025/2026 Audit
Insurance	6,874	6,908	7,400	7,400	Fiscal Year 2025/2026 Expenditure Was \$6,908
Legal Advertisements	1,302	1,109	3,500	3,000	\$500 Decrease From 2025/2026 Budget
Miscellaneous	789	234	1,075	1,050	\$25 Decrease From 2025/2026 Budget
Postage	460	71	250	250	No Change From 2025/2026 Budget
Office Supplies	447	257	675	650	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	11,778	4,246	11,800	11,800	No Change From 2025/2026 Budget
Continuing Disclosure Fee	500	0	500	500	No Change From 2025/2026 Budget
Website Management	2,000	667	2,000	2,000	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$75,229	\$28,420	\$82,623	\$82,173	
MAINTENANCE EXPENDITURES					
Lawn/Landscape Maintenance	47,084	13,533	35,000	36,000	\$1,000 Increase From 2025/2026 Budget
Aquatic Lake Maintenance	4,961	1,624	5,200	5,200	No Change From 2025/2026 Budget
Preserve Area	0	0	1,000	1,000	No Change From 2025/2026 Budget
Irrigation Maintenance	2,982	1,035	3,500	3,500	No Change From 2025/2026 Budget
Miscellaneous Maintenance	6,907	4,647	5,760	5,760	No Change From 2025/2026 Budget
Electricity	2,208	234	3,300	3,300	No Change From 2025/2026 Budget
Engineering/Inspections	2,201	0	2,000	2,000	No Change From 2025/2026 Budget
Field Operations Management	1,500	500	1,500	1,500	No Change From 2025/2026 Budget
Palms Treatment - Maintenance/Replacement	0	0	3,500	3,500	No Change From 2025/2026 Budget
Pressure Cleaning	0	0	2,000	2,000	No Change From 2025/2026 Budget
Improvements - Landscape/Forestry	0	0	6,115	6,115	No Change From 2025/2026 Budget
Improvements - Reserve Contingency	0	0	2,400	2,000	Reserve Contingency
Total Improvements	0	0	8,515	8,115	
TOTAL MAINTENANCE EXPENDITURES	\$67,843	\$21,573	\$71,275	\$71,875	
TOTAL EXPENDITURES	\$143,072	\$49,993	\$153,898	\$154,048	
REVENUES LESS EXPENDITURES	\$430,831	\$459,649	\$408,738	\$408,688	
Payment To Trustee (Series 2007)	(77,206)	(69,824)	(76,385)	(76,385)	2027 Principal & Interest Payments
Payment To Trustee (Series 2014-2024)	(193,647)	(175,117)	(190,975)	(190,975)	2027 Principal & Interest Payments
Payment To Trustee (Series 2019)	(111,778)	(101,083)	(111,350)	(111,350)	2027 Principal & Interest Payments
BALANCE	\$48,200	\$113,625	\$30,028	\$29,978	
County Appraiser & Tax Collector Fee	(5,411)	(4,888)	(10,776)	(10,776)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,900)	(20,377)	(21,552)	(21,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$21,889	\$88,360	(\$2,300)	(\$2,350)	
Carryover From Prior Year	0	0	2,300	2,350	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$21,889	\$88,360	-	-	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2007) BUDGET

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,368	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	77,206	76,385	76,385	Maximum Debt Service Collection
Total Revenues	\$81,574	\$77,385	\$77,585	
EXPENDITURES				
Principal Payments	40,000	40,000	45,000	Principal Payment Due In 2027
Interest Payments	35,603	32,573	30,426	Interest Payments Due In 2027
Bond Redemption	0	4,812	2,159	Estimated Excess Debt Collections
Total Expenditures	\$75,603	\$77,385	\$77,585	
Excess/ (Shortfall)	\$5,971	\$0	\$0	

Series 2007 Bond Information

Original Par Amount =	\$1,145,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.05%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	May 2037		
Par Amount As Of 1/1/26 =	\$665,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014-2024) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,032	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	193,647	190,975	190,975	Maximum Debt Service Collection
Total Revenues	\$196,679	\$191,975	\$192,175	
EXPENDITURES				
Principal Payments	118,000	125,000	131,000	Principal Payment Due In 2027
Interest Payments	67,708	65,975	59,575	Interest Payments Due In 2027
Bond Redemption	0	1,000	1,600	Estimated Excess Debt Collections
Total Expenditures	\$185,708	\$191,975	\$192,175	
Excess/ (Shortfall)	\$10,971	\$0	\$0	

Series 2014 Refunding Bond Information

Original Par Amount =	\$3,905,000	Annual Principal Payments Due:	May 1st
Interest Rate =	3.4% - 8.4%	May 1st	May 1st & November 1st
Issue Date =	June 2014	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 1/1/26	\$0	2014 Bond Was Refinanced On 6/6/24	

Series 2024 Refunding Bond Information

Original Par Amount =	\$1,500,000	Annual Principal Payments Due:	May 1st
Interest Rate =	5.00%	May 1st	May 1st & November 1st
Issue Date =	June 2024	Annual Interest Payments Due:	
Maturity Date =	May 2034	May 1st & November 1st	
Par Amount As Of 1/1/26	\$1,382,000		

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2019) BUDGET
CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,418	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	111,778	111,350	111,350	Maximum Debt Service Collection
Total Revenues	\$116,196	\$112,350	\$112,550	
EXPENDITURES				
Principal Payments	34,000	36,000	34,000	Principal Payment Due In 2027
Interest Payments	76,669	74,541	76,669	Interest Payments Due In 2027
Bond Redemption	0	1,809	1,881	Estimated Excess Debt Collections
Total Expenditures	\$110,669	\$112,350	\$112,550	
Excess/ (Shortfall)	\$5,527	\$0	\$0	

Series 2019 Bond Information

Original Par Amount =	\$1,733,000	Annual Principal Payments Due:	November 1st
Interest Rate =	3.6% - 5.0%	November 1st	May 1st & November 1st
Issue Date =	January 2019	Annual Interest Payments Due:	
Maturity Date =	November 2049	May 1st & November 1st	
Par Amount As Of 1/1/26 =	\$1,542,000		

Century Gardens Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative	\$177.31	\$177.28	\$172.85	\$171.50
Maintenance	\$151.34	\$151.34	\$155.70	\$157.02
Series 2014/2024 Debt	<u>\$1,055.05</u>	<u>\$615.65</u>	<u>\$615.65</u>	<u>\$615.65</u>
Total For Original Units	\$1,383.70	\$944.27	\$944.20	\$944.17
Administrative	\$177.31	\$177.28	\$172.85	\$171.50
Maintenance	\$151.34	\$151.34	\$155.70	\$157.02
Series 2007 Debt	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>
Total For Expansion Units	\$1,469.52	\$1,469.49	\$1,469.42	\$1,469.39
Administrative	\$177.31	\$177.28	\$172.85	\$171.50
Maintenance	\$151.34	\$151.34	\$155.70	\$157.02
Series 2019 Debt	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>
Total For Lennar Expansion Units	\$1,692.29	\$1,692.26	\$1,692.19	\$1,692.16
Community Information:				
Original Units			330	
Expansion Units			71	
Lennar Expansion Units			<u>86</u>	
Total Units			487	

* Assessments include the following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Note: There are 487 units in the Century Gardens Community Development District. When the District was formed there were 330 units in the Century Gardens Community Development District. When the District was expanded, there were 71 units added to the District. When the District was expanded for the Lennar Units, there were 86 units added to the District. O&M Covenant Amount for Lennar Units for FY 20, 21 & 22 was \$255.31 (\$240.00 before discounts and fees).

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February 2, 2026

VIA E-MAIL ONLY – nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Century Gardens Community Development District
Our File: 539.03105**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

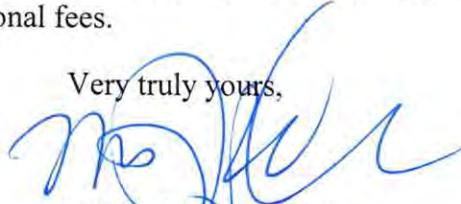
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

Century Gardens
Community Development District

**Financial Report For
January 2026**

Century Gardens Community Development District
Budget vs. Actual
October 2025 through January 2026

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.826 · Payment To Trustee-Series 2024	-175,117.23	-190,975.00	15,857.77	91.7%
363.814 · Debt Assessments - Series 2024	184,260.43	203,164.00	-18,903.57	90.7%
363.100 · Administrative Assessments	76,270.28	84,173.00	-7,902.72	90.61%
363.101 · Maintenance Assessments	68,785.83	75,824.00	-7,038.17	90.72%
363.811 · Debt Assessments - Series 2007	73,469.96	81,002.00	-7,532.04	90.7%
363.813 · Debt Assessments - Series 2019	106,360.89	117,273.00	-10,912.11	90.7%
363.821 · Payment To Trustee-Series 2007	-69,824.30	-76,385.00	6,560.70	91.41%
363.824 · Payment to Trustee-Series 2019	-101,083.15	-111,350.00	10,266.85	90.78%
363.830 · County Appraiser & Tax Col Fees	-4,887.71	-10,776.00	5,888.29	45.36%
363.831 · Discounts For Early Payments	-20,376.71	-21,552.00	1,175.29	94.55%
369.401 · Interest Income	494.30	1,200.00	-705.70	41.19%
369.402 · Carryover From Prior Year	0.00	2,300.00	-2,300.00	0.0%
Total Income	<u>138,352.59</u>	<u>153,898.00</u>	<u>-15,545.41</u>	<u>89.9%</u>
Expense				
512.736 · Pressure Cleaning	0.00	2,000.00	-2,000.00	0.0%
512.309 · Improvements Reserve/Cont TH	0.00	2,400.00	-2,400.00	0.0%
511.132 · Payroll Tax Expense	76.50	400.00	-323.50	19.13%
511.300 · Field Operations Management	500.00	1,500.00	-1,000.00	33.33%
511. · Professional Fees				
511.310 · Engineering/Inspections	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	2,660.00	9,000.00	-6,340.00	29.56%
511.320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
Total 511. · Professional Fees	<u>2,660.00</u>	<u>14,800.00</u>	<u>-12,140.00</u>	<u>17.97%</u>
511.131 · Supervisor Fee	1,000.00	5,000.00	-4,000.00	20.0%
511.301 · Lawn Maintenance	13,532.50	35,000.00	-21,467.50	38.66%
511.302 · Aquatic Lake Maintenance	1,624.00	5,200.00	-3,576.00	31.23%
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	1,035.00	3,500.00	-2,465.00	29.57%
511.308 · Miscellaneous Maintenance	4,647.49	5,760.00	-1,112.51	80.69%
511.309 · Electricity	234.03	3,300.00	-3,065.97	7.09%
511-310 · Palm Treatment - Maint. Replace	0.00	3,500.00	-3,500.00	0.0%
511.311 · Management Fees	9,616.00	28,848.00	-19,232.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.318 · Assessment/Tax Roll	0.00	4,000.00	-4,000.00	0.0%
511.450 · Insurance	6,908.00	7,400.00	-492.00	93.35%
511.480 · Legal Advertisements	1,108.50	3,500.00	-2,391.50	31.67%
511.512 · Miscellaneous	234.42	1,075.00	-840.58	21.81%
511.513 · Postage and Delivery	71.33	250.00	-178.67	28.53%
511.514 · Office Supplies	256.70	675.00	-418.30	38.03%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	11,800.00	-7,553.75	35.99%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
Total Expense	<u>49,992.36</u>	<u>153,898.00</u>	<u>-103,905.64</u>	<u>32.48%</u>
Net Income	<u>88,360.23</u>	<u>0.00</u>	<u>88,360.23</u>	<u>100.0%</u>

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
REVENUES			
Administrative Assessments	84,173	0	76,270
Maintenance Assessments	75,824	0	68,786
Debt Assessments (Series 2007)	81,002	0	73,470
Debt Assessments (Series 2024)	203,164	0	184,260
Debt Assessments (Series 2019)	117,273	0	106,361
Other Revenues	0	0	0
Interest Income	1,200	0	495
Total Revenues	\$ 562,636	\$ -	\$ 509,642
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	1,000
Payroll Taxes	400	0	77
Management	28,848	2,404	9,616
Secretarial	4,200	350	1,400
Legal	9,000	500	2,660
Assessment Roll	4,000	0	0
Audit Fees	3,800	0	0
Insurance	7,400	0	6,908
Legal Advertisements	3,500	0	1,109
Miscellaneous	1,075	21	234
Postage	250	0	71
Office Supplies	675	3	257
Dues & Subscriptions	175	0	175
Trustee Fee	11,800	4,246	4,246
Continuing Disclosure Fee	500	0	0
Website Management	2,000	167	667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,623	\$ 7,691	\$ 28,420
MAINTENANCE EXPENDITURES			
Lawn/Landscape Maintenance	35,000	2,718	13,533
Aquatic Lake Maintenance	5,200	406	1,624
Preserve Area	1,000	0	0
Irrigation Maintenance	3,500	420	1,035
Miscellaneous Maintenance	5,760	2,200	4,647
Electricity	3,300	57	234
Engineering/Inspections	2,000	0	0
Field Operations Management	1,500	125	500
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	\$ 71,275	\$ 5,926	\$ 21,573
Total Expenditures	\$ 153,898	\$ 13,617	\$ 49,993
Revenues Less Expenditures	\$ 408,738	\$ (13,617)	\$ 459,649
Payment To Trustee (Series 2007)	(76,385)	0	(69,824)
Payment To Trustee (Series 2024)	(190,975)	0	(175,117)
Payment To Trustee (Series 2019)	(111,350)	0	(101,083)
Balance	\$ 30,028	\$ (13,617)	\$ 113,625
County Appraiser & Tax Collector Fee	(10,776)	0	(4,888)
Discounts For Early Payments	(21,552)	0	(20,377)
Excess/ (Shortfall)	\$ (2,300)	\$ (13,617)	\$ 88,360
Carryover From Prior Year	2,300	0	0
Net Excess/ (Shortfall)	\$ -	\$ (13,617)	\$ 88,360
Bank Balance As Of 1/31/26	\$ 685,359.92		
Accounts Payable As Of 1/31/26	\$ 359,791.36		
Accounts Receivable As Of 1/31/26	\$ -		
Available Funds As Of 1/31/26	\$ 325,568.56		

**Century Gardens Community Development District
Expenditures
October 2025 through January 2026**

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
511.132 · Payroll Tax Expense					
Total 511.132 · Payroll Tax Expense	11/05/2025	PR 11/3/25		payroll 11/3/25 check date 11/6/25 (Ruiz, Batic, Morales)	76.50
511.300 · Field Operations Management					
Total 511.300 · Field Operations Management	10/31/2025	2025-1431	Special District Services	field operations management Oct 2025	125.00
	11/30/2025	2025-1556	Special District Services	field operations management Oct 2025	125.00
	12/31/2025	2025-1697	Special District Services	field operations management Dec 2025	125.00
	01/31/2026	2026-1831	Special District Services	field operations management Jan 2026	125.00
					<u>500.00</u>
511. · Professional Fees					
511.315 · Legal Fees					
Total 511.315 · Legal Fees	10/31/2025	195997	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 195558 September 2025	760.00
	11/30/2025	196427	Billing Cochran, P.A.	acct# 539-03105O stmt# 196427 Nov 2025	900.00
	12/31/2025	196771	Billing, Cochran, Lyles, Mauro & Ramsey	acct# 539-03105O stmt# 196771 December 2025	500.00
	01/31/2026	197119	Billing Cochran, P.A.	acct# 539-03105O stmt# 197119 Jan 2026	500.00
					<u>2,660.00</u>
					<u>2,660.00</u>
511.131 · Supervisor Fee					
Total 511.131 · Supervisor Fee	11/05/2025	PR 11/3/25		payroll 11/3/25 check date 11/6/25 (Ruiz, Batic, Morales)	1,000.00
					<u>1,000.00</u>
511.301 · Lawn Maintenance					
Total 511.301 · Lawn Maintenance	10/27/2025	11579	Pan American Landscaping LLC	inv#11579 lawn maintenance October 2025 + debris removal	3,017.50
	11/24/2025	11812	Pan American Landscaping LLC	inv#11812 lawn maintenance November 2025	2,717.50
	12/22/2025	11987	Pan American Landscaping LLC	inv#11987 450 bags of gold mulch	2,362.50
	12/23/2025	11986	Pan American Landscaping LLC	inv#11986 lawn maintenance Dec 2025	2,717.50
	01/28/2026	12255	Pan American Landscaping LLC	inv#12255 lawn maintenance Jan 2026	2,717.50
					<u>13,532.50</u>
511.302 · Aquatic Lake Maintenance					
Total 511.302 · Aquatic Lake Maintenance	10/01/2025	2859	Allstate Resource Management, Inc.	acct# 2580 Inv# 2859 recurring lake and mitigation management and debris removal	406.00
	11/01/2025	3677	Allstate Resource Management, Inc.	acct# 2580 Inv# 2859 recurring lake and mitigation management and debris removal	406.00
	12/01/2025	89244	Allstate Resource Management, Inc.	acct# 2580 Inv# 2859 recurring lake and mitigation management and debris removal	406.00
	01/01/2026	90093	Allstate Resource Management, Inc.	acct# 2580 Inv# 90093 recurring lake and mitigation management and debris removal	406.00
					<u>1,624.00</u>

Century Gardens Community Development District
Expenditures
October 2025 through January 2026

	Date	Invoice #	Vendor	Memo	Amount
511.307 · Irrigation Maintenance					
	11/30/2025	11702	Pan American Landscaping LLC	replaced rotor, leak behind house on lake, capped pipe in tree ring	615.00
	01/31/2026	12211	Pan American Landscaping LLC	inv#12211 450 replaced broken rotor on median	70.00
	01/31/2026	12316	Pan American Landscaping LLC	inv#12316 repair two broken heads that were hard piped in	250.00
	01/31/2026	12315	Pan American Landscaping LLC	inv#12315 repairs of the breaks due to kids riding motor-bikes	100.00
					<u>1,035.00</u>
Total 511.307 · Irrigation Maintenance					
511.308 · Miscellaneous Maintenance					
	11/04/2025	69188	Skyway Supply	black monster recycled can liner	115.11
	12/02/2025	9221	The Pressure Cleaning Man	inv#9221 pressure cleaning of sidewalks	747.38
	12/03/2025	9100	The Pressure Cleaning Man	inv#9100 pressure cleaning of sidewalks	1,585.00
	01/13/2026	011326	Cielito Inc	speed hump	1,280.00
	01/13/2026	0113261	Cielito Inc	yellow reflective traffic signs	920.00
					<u>4,647.49</u>
Total 511.308 · Miscellaneous Maintenance					
511.309 · Electricity					
	11/05/2025	35589-17153	FPL	Acct# 35589-17153 for services on (9/29/25-10/29/25)	64.98
	11/26/2025	35589-17153	FPL	Acct# 35589-17153 for services on (10/29/25-11/26/25)	55.48
	12/29/2025	35589-17153	FPL	Acct# 35589-17153 for services on (11/26/25-12/29/25)	57.01
	01/28/2026	35589-17153	FPL	Acct# 35589-17153 for services on (12/29/25-01/28/26)	56.56
					<u>234.03</u>
Total 511.309 · Electricity					
511.311 · Management Fees					
	10/31/2025	2025-1431	Special District Services	inv#2025-1431 management October 2025	2,404.00
	11/30/2025	2025-1556	Special District Services	inv#2025-1556 management November 2025	2,404.00
	12/31/2025	2025-1697	Special District Services	inv#2025-1697 management December 2025	2,404.00
	01/31/2026	2026-1831	Special District Services	inv#2026-1831 management January 2026	2,404.00
					<u>9,616.00</u>
Total 511.311 · Management Fees					
511.312 · Secretarial Fees					
	10/31/2025	2025-1431	Special District Services	secretarial Oct 2025	350.00
	11/30/2025	2025-1556	Special District Services	secretarial Oct 2025	350.00
	12/31/2025	2025-1697	Special District Services	secretarial Dec 2025	350.00
	01/31/2026	2026-1831	Special District Services	secretarial Jan 2026	350.00
					<u>1,400.00</u>
Total 511.312 · Secretarial Fees					
511.450 · Insurance					
	10/01/2025	29579	Egis Insurance & Risk Advisors	Inv# 29579 policy# 100125025 10/1/25-10/1/26	7,269.00
	10/27/2025	3441	Egis Insurance & Risk Advisors	Invoice reduced after check cut, refund for difference	-361.00
					<u>6,908.00</u>
Total 511.450 · Insurance					
511.480 · Legal Advertisements					
	11/01/2025	68792	The McClatchy Company, LLC	FY 25/26 mtg schedule and notice of special board mtg 11/3/25	1,108.50
					<u>1,108.50</u>
Total 511.480 · Legal Advertisements					

**Century Gardens Community Development District
Expenditures
October 2025 through January 2026**

	Date	Invoice #	Vendor	Memo	Amount
511.512 · Miscellaneous					
	10/14/2025	10/14/2025	Mater Gardens, Inc.	Meeting Room Reservation for 10/14/2025	60.00
	10/31/2025	2025-1431	Special District Services	Travel - Ryan Quiroga - Sept 2025	28.00
	11/05/2025	PR 11/3/25		payroll 11/3/25 check date 11/6/25 (Ruiz, Batic, Morales)	52.55
	11/30/2025	2025-1556	Special District Services	Travel - Ryan Quiroga - Oct 2025	31.50
	12/31/2025	2025-1697	Special District Services	Travel - Ryan Quiroga - Nov 2025	21.00
	12/31/2025	2025-1697	Special District Services	Travel - Nancy Nguyen - Nov 2025	20.37
	01/31/2026	2026-1831	Special District Services	Travel - Ryan Quiroga - Dec 2025	21.00
					<u>234.42</u>
Total 511.512 · Miscellaneous					
511.513 · Postage and Delivery					
	10/31/2025	2025-1431	Special District Services	postage Sept 2025	10.44
	11/30/2025	2025-1556	Special District Services	FedEx Sept 2025	47.45
	12/31/2025	2025-1697	Special District Services	FedEx Nov 2025	13.44
					<u>71.33</u>
Total 511.513 · Postage and Delivery					
511.514 · Office Supplies					
	10/31/2025	2025-1431	Special District Services	copies Sept 2025	3.00
	11/30/2025	2025-1556	Special District Services	copies Sept 2025	202.65
	11/30/2025	2025-1556	Special District Services	meeting books Oct 2025	24.00
	12/31/2025	2025-1697	Special District Services	copies Nov 2025	4.35
	12/31/2025	2025-1697	Special District Services	meeting books Nov 2025	20.00
	01/31/2026	2026-1831	Special District Services	copies Dec 2025	2.70
					<u>256.70</u>
Total 511.514 · Office Supplies					
511.540 · Dues, License & Subscriptions					
	10/01/2025	92787	FloridaCommerce	inv# 92787 FY 2025/2026 Special District Fee	175.00
					<u>175.00</u>
Total 511.540 · Dues, License & Subscriptions					
511.733 · Trustee Fees					
	01/23/2026	8052597	U.S. Bank (Trustee Fee)	Account# 263016000 Series 2019 Trustee Fees 1/1/26-12/31/26	4,246.25
					<u>4,246.25</u>
Total 511.733 · Trustee Fees					
511.750 · Website Management					
	10/31/2025	2025-1431	Special District Services	website Oct 2025	166.66
	11/30/2025	2025-1556	Special District Services	website Oct 2025	166.66
	12/31/2025	2025-1697	Special District Services	website Dec 2025	166.66
	01/31/2026	2026-1831	Special District Services	website Jan 2026	166.66
					<u>666.64</u>
Total 511.750 · Website Management					
Total Expenditures					<u>49,992.36</u>

**Century Gardens Community Development District
Check Register
October 2025 - January 2026**

Check #	Check Date	Vendor	Amount
10-1	10/7/2025	Egis Insurance & Risk Advisors	7,269.00
10-2	10/7/2025	Special District Services	7,878.18
10-3	10/21/2025	Allstate Resource Management, Inc.	406.00
10-4	10/21/2025	Billing, Cochran, Lyles, Mauro & Ramsey	500.00
10-5	10/21/2025	FloridaCommerce	175.00
10-6	10/21/2025	FPL	70.28
10-7	10/21/2025	Mater Gardens, Inc.	60.00
10-8	10/21/2025	Pan American Landscaping LLC	3,347.50
10-9	10/21/2025	Special District Services	350.00
11-1	11/4/2025	Special District Services	3,087.10
12-1	12/4/2025	Allstate Resource Management, Inc.	406.00
12-2	12/4/2025	Billing, Cochran, Lyles, Mauro & Ramsey	760.00
12-3	12/4/2025	FPL	64.98
12-4	12/4/2025	Pan American Landscaping LLC	3,017.50
12-5	12/4/2025	Skyway Supply	115.11
12-6	12/4/2025	Special District Services	3,351.26
12-7	12/4/2025	The McClatchy Company, LLC	1,108.50
12-8	12/16/2025	Allstate Resource Management, Inc.	406.00
12-9	12/16/2025	FPL	55.48
12-10	12/16/2025	Pan American Landscaping LLC	3,332.50
12-11	12/16/2025	The Pressure Cleaning Man	747.38
1-1	1/7/2026	Allstate Resource Management, Inc.	406.00
1-2	1/7/2026	Billing Cochran, P.A.	900.00
1-3	1/7/2026	Pan American Landscaping LLC	5,080.00
1-4	1/7/2026	Special District Services	3,124.82
1-5	1/7/2026	The Pressure Cleaning Man	1,585.00
		TOTAL	47,603.59

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2025-2026**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2007 Debt Assessment Income (Before Discounts & Fees)	Series 2019 Debt Assessment Income (Before Discounts & Fees)	Series 2024 Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2007 Debt Assessment Income (After Discounts & Fees)	Series 2019 Debt Assessment Income (After Discounts & Fees)	Series 2024 Debt Assessment Income (After Discounts & Fees)
1	1	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 407,806.80				\$561,444	\$84,178	\$75,826	\$81,002	\$117,273	\$203,165	\$84,178	\$75,826	\$81,002	\$117,273	\$203,165
2	2	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 3,883.04		\$ (3,914.92)	\$ (16,313.03)	\$387,578.85	\$ 61,089.46	\$ 55,094.46	\$ 58,946.52	\$ 85,190.84	\$ 147,595.28	\$ 58,059.32	\$ 52,361.90	\$ 55,927.63	\$ 80,965.22	\$ 140,264.78
3	3	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 36,776.66		\$ (37.28)	\$ (155.33)	\$ 3,690.43	\$ 581.68	\$ 524.60	\$ 560.32	\$ 811.17	\$ 1,405.27	\$ 552.83	\$ 498.57	\$ 532.53	\$ 770.93	\$ 1,335.57
4	4	Miami-Dade Tax Collector	12/24/25	NAV Taxes	\$ 20,040.68		\$ (353.06)	\$ (1,471.14)	\$ 34,952.46	\$ 5,509.15	\$ 4,968.53	\$ 5,306.87	\$ 7,682.64	\$ 13,309.47	\$ 5,235.89	\$ 4,722.08	\$ 5,043.63	\$ 7,301.57	\$ 12,649.29
5	5	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 32,448.08		\$ (183.07)	\$ (734.51)	\$ 19,113.10	\$ 3,002.09	\$ 2,707.50	\$ 2,891.87	\$ 4,186.50	\$ 7,252.72	\$ 2,863.13	\$ 2,582.19	\$ 2,758.02	\$ 3,992.73	\$ 6,917.03
6	6	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 8,192.13		\$ (311.51)	\$ (1,287.98)	\$ 30,838.59	\$ 4,860.72	\$ 4,383.74	\$ 4,682.26	\$ 6,778.40	\$ 11,745.96	\$ 4,619.63	\$ 4,166.29	\$ 4,450.01	\$ 6,442.18	\$ 11,160.48
7							\$ (77.87)	\$ (404.72)	\$ 7,709.54	\$ 1,227.18	\$ 1,106.76	\$ 1,182.12	\$ 1,711.34	\$ 2,964.73	\$ 1,154.90	\$ 1,041.56	\$ 1,112.48	\$ 1,610.52	\$ 2,790.08
8																			
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					\$509,147.39	\$ -	\$ (4,887.71)	\$ (20,376.71)	\$ 483,862.97	\$ 76,270.28	\$ 68,785.83	\$ 73,469.96	\$ 106,360.89	\$ 184,260.43	\$ 72,485.70	\$ 65,372.59	\$ 69,824.30	\$ 101,083.15	\$ 175,117.23

Assessment Roll
 Admin: \$84,177.95
 Maint: \$75,826.90
 2007 Debt: \$81,001.77
 2019 Debt: \$117,273.04
 2024 Debt: \$203,164.50
Total \$561,443.16

Tax Collections
 90.69%

\$ 509,147.39
 \$ (76,270.28)
 \$ (68,785.83)
 \$ (184,260.43)
 \$ (106,360.89)
 \$ (73,469.96)
 \$ -

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
 Bottom line are 2025/2026 budgeted assessments after discounts and fees.