

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
<u>Series 2014/2024 Debt</u>	<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
<u>Series 2007 Debt</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>	<u>\$1,140.87</u>
Total For Expansion Units	\$1,469.52	\$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
<u>Series 2019 Debt</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>	<u>\$1,363.64</u>
Total For Lennar Expansion Units	\$1,692.29	\$1,692.26	\$1,692.19	\$1,692.16

* Assessments Include the Following :

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

Community Information:

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

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

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

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

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

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