



**CENTURY GARDENS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 12, 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 & PUBLIC HEARING
May 12, 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. March 10, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting Fiscal Year 2026/2027 Final Budget.....Page 8
- H. Old Business
 - 1. Update Regarding Lake Fountain
 - 2. Update Regarding Coconut Palms on Lake Bank
 - 3. Update Regarding Royal Palm Replacements (Median at Main Entrance)
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting Fiscal Year 2026/2027 Meeting Schedule.....Page 17
 - 2. Consider Ratification of Small Project Agreement for Fountain Installation with E Lighting.....Page 19
- J. Administrative & Operational Matters
 - 1. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
 - 2. Financials.....Page 35
- K. Board Member & Staff Closing Comments
- L. 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 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.

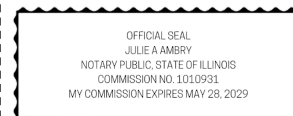
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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
REGULAR BOARD MEETING
MARCH 10, 2026**

NOTE: Due to a scheduling conflict, this meeting was held in the covered area near the basketball court on the southwest side of Mater Gardens Academy Charter School.

A. CALL TO ORDER

The March 10, 2026, Regular Board Meeting of the Century Gardens Community Development District (the “District”) was called to order at 6:32 p.m. in Mater Gardens Academy Charter School located at 9010 NW 178th Lane, Miami, Florida 33018. **SEE NOTE ABOVE.**

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 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 Supervisors Alexander Morales, and Alberto Fernandez constituted a quorum and it was in order to proceed with the meeting:

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Gabriella Fernandez-Perez of Billing Cochran, P.A.

Also in attendance were the following District residents: Sale Pages, Lillian Thomas, Jose Rivero, Ana Martines, Ezequiel Martinez, Carmen Ordaz, Julio Vargas, Marvin Gonzalez, Janet Travieso, Nivaldo Perez, Angel Paya, Abraham Farhan, Vicente Martinez, Maria Cruz, Yuney Rodriguez, Joel Acosta, Rene Risco, Etienne Martinez, Plasencia, Edduino Sierra, Alexander Polanco, Idania Garcia, Juan Osorio, Cristina Arango, Lissy Polanco, and Juliana Alcatuz.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen asked if there were any additions or deletions to the agenda. The residents in attendance requested to have the following items added to the agenda:

- New Business, Item 4. Discussion Regarding Bond Debt
- New Business, Item 5. Discussion Regarding Speed Humps
- Old Business, Item 3. Discussion Regarding Irrigation System

Ms. Nguyen acknowledged the requests.

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. November 3, 2025, Special Board Meeting

The minutes of the November 3, 2025, Special Board Meeting were presented for approval.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed approving the minutes of the November 3, 2025, Special Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Fountain

Ms. Nguyen explained that the lake fountain had not been operational for approximately eight (8) months. She further explained that in May 2025, repairs were made to the fountain at a cost of \$1,765; however, shortly thereafter, there were additional repairs needed. Ms. Nguyen stated that during the District's November 3, 2025, Regular Board Meeting, it was determined that the District had spent \$5,015 in the past five (5) years, not including the electrical expenses necessary to operate the fountain (which are approximately \$200 per month). During the November meeting, the Board agreed not to repair the fountain.

Residents in attendance expressed their concerns with the fountain not being repaired and requested that the Board reconsider their previous decision.

Ms. Nguyen presented two (2) proposals. One of the proposals was for fountain repairs, the second proposal was for the replacement of the fountain. It was noted that the new fountain carried a warranty, whereas the repairs will not have any warranty. The proposals presented were as follows:

- The Lake Doctors, Inc: \$7,725 – Repairs. No warranty.
- Worldwide Distributors Inc dba Elighting: \$18,908 – Replacement. Includes warranty.

The Board discussed the benefits of replacing the fountain as opposed to making repairs.

A **MOTION** was made by Mr. Ruiz, seconded by Mr. Morales and unanimously passed accepting the Worldwide Distributors Inc. dba Elighting proposal for the replacement of the lake fountain in the amount of \$18,908.

2. Discussion Regarding Coconut Palms on Lake Bank

Ms. Nguyen explained that during the November meeting there was a complaint from a homeowner regarding the accumulation of coconuts on the southwest corner of the lake. During that meeting, the Board determined that the District was incurring significant expenses for the removal of coconuts from the lake. It was further determined that the coconut palm trees had been planted along the lake banks by homeowners, which are District owned property. At that November meeting, the Board requested that Ms. Nguyen monitor the expenses of coconut cleanup and the Board will discuss their options at a future meeting. It has since been determined that there were still issues with the accumulation of coconuts in the southwest corner of the lake.

Ms. Maria Cruz requested that the Board find an alternative to removing the coconut palm trees. A discussion ensued, after which:

A **MOTION** was made by Mr. Morales, seconded by Mr. Ruiz and unanimously passed authorizing the sending of a final notice to the homeowners with coconut palm trees on the lake bank requesting that they “de-nut” their coconut palm trees or pick up the coconuts when they fall. Should a timely response not be received, the District Manager is authorized to remove the coconut palm trees on the lake bank.

3. ADD-ON: Discussion Regarding Irrigation System

This item was added at the request of Ms. Yunez Rodriguez. Ms. Rodriguez explained that on the southwest corner of the lake bank there appeared to be an accumulation of water. Ms. Nguyen stated that she would have the irrigation lines inspected in this area.

H. NEW BUSINESS

1. Discussion Regarding Royal Palms

Ms. Nguyen stated that Mr. Ruiz recently received a complaint from a homeowner regarding the palm trees in the medians of the main entrance of the community. Ms. Nguyen explained that the complaint entailed the size of one of the palm trees and a missing palm tree. She further explained that upon inspection it was determined that there were two royal palm trees that needed replacement, not including addressing the smaller palm tree. Ms. Nguyen stated that the last time one of the royal palms was replaced, it was replaced with a 15’ palm. Ms. Nguyen presented a proposal as follows:

- Super Landscape & Maintenance:
 - Removal of the 15’ royal palm and replacing it with a 25’ royal palm: \$6,625. The smaller royal palm will be transplanted by the preservation at no additional cost.
 - Replacement of more than one royal palm: \$5,625 per 25’ royal palm. The smaller royal palm will be transplanted by the preservation at no additional cost.

The Board opined that the 15’ royal palms would eventually grow to 25’. They further opined that the District would incur a large expense if they replace future royal palms with 25’ royal palms at a cost of approximately \$5,625 per royal palm tree. The Board consensus was that the royal palms in the medians at the main entrance should be replaced with 15’ royal palms moving forward. As such, the Board stated that the current 15’ royal palm would not be transplanted to the preservation.

A **MOTION** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed setting a not to exceed amount of \$6,000 to replace two (2) royal palms in the medians at the main entrance with 15’ royal palms and replace one (1) dead palm tree in the preservation with the same species of palm.

2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-01, entitled:

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.**

Ms. Nguyen read the title of the resolution into the record and explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$2,350 from the projected fund balance as of September 30, 2026. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Ruiz, seconded by Ms. Batic and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for May 12, 2026, at 6:30 p.m. in the Mater Gardens Academy Charter School – Cafeteria located at 9010 NW 178th Lane, Miami, Florida 33018; and further authorizing the publication/notice of the budget public hearing, as required by law.

3. Approval of Attorneys Fee Adjustment – Billing Cochran, P.A.

Ms. Fernandez-Perez explained that District Counsel’s firm, Billing Cochran, P.A., had had the current fee structure in place since 2023. Ms. Wald further explained that although the firm was 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 the firm to adjust their hourly rates, effective October 1, 2026.

Ms. Nguyen confirmed that the District’s budget included sufficient funds for the legal budget line, and that the increase in billing rates would not affect the District’s budget.

A **MOTION** was made Mr. Ruiz, seconded by Mr. Morales and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

4. ADD-ON: Discussion Regarding Bond Debt

Ms. Yuney Rodriguez inquired about her bond debt payoff amount. Ms. Nguyen stated that she could follow the link provided to her during the November meeting to request a bond payoff amount. Ms. Rodriguez requested that the link be sent to her again. Ms. Nguyen provided all residents in attendance the link to request their individual bond payoff amounts.

5. ADD-ON: Discussion Regarding Speed Humps

A resident of the community stated that the recently installed speed hump was too high and requested that the speed hump height be grinded down.

A **MOTION** was made by Ms. Batic, seconded by Mr. Ruiz and unanimously passed approving the reduction of the speed hump height on NW 185th Street.

I. ADMINISTRATIVE MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1 & 2)

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Paola Batic) and Seat 2 (Nildo Ruiz) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically filing their individual 2025 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, 2026.

3. Financial Report

Ms. Nguyen presented the financials in the meeting book.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

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. Ruiz and unanimously passed adjourning the meeting at 8:23 p.m. |
|---|

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|----------|------|-------|
| 57896 | IPL0331973 | Legal Ad - IPL0331973 | | 1.0 | 75.0L |

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

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.

2.0 insertion(s) published on:
 04/22/26 Print, 04/29/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Notice of Public Hearing and Regular Board Meeting of the Century Gardens Community Development District

The Board of Supervisors (the "Board") of the Century Gardens Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 12, 2026, at 6:30 p.m., or as soon thereafter as can be heard, in the Mater Gardens Academy Charter School Meeting Room located at 9010 NW 178th Lane, Miami, Florida 33018.

The purpose of the Public Hearing is to receive public comment on the 2026/2027 Fiscal Year Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centurygardenscdd.org) or from the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board member may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Gardens Community Development District

www.centurygardenscdd.org
 IPL0331973
 Apr 22, 29 2026

Sworn to and subscribed before me on



RESOLUTION NO. 2026-02

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

WHEREAS, the Century Gardens Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and BECOMES EFFECTIVE this 12th day of May, 2026.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens
Community Development District

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

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Assessment Comparison VI

FINAL 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 FINAL 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 4/30/2026 | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|---|------------------------------------|---|------------------------------------|------------------------------------|---|
| REVENUES | | | | | |
| Administrative Assessments | 87,581 | 83,246 | 84,173 | 83,514 | Expenditures Less Interest & Carryover/.94 |
| Maintenance Assessments | 73,702 | 74,598 | 75,824 | 76,463 | Expenditures/.94 |
| Debt Assessments (Series 2007) | 81,002 | 79,678 | 81,002 | 81,002 | Bond Payments/.94 |
| Debt Assessments (Series 2014-2024) | 203,165 | 199,829 | 203,164 | 203,164 | Bond Payments/.94 |
| Debt Assessments (Series 2019) | 117,273 | 115,348 | 117,273 | 117,273 | Bond Payments/.94 |
| Other Revenues | 0 | 0 | 0 | 0 | |
| Interest Income | 11,180 | 2,605 | 1,200 | 1,320 | Projected At \$110 Per Month |
| TOTAL REVENUES | \$573,903 | \$555,304 | \$562,636 | \$562,736 | |
| EXPENDITURES | | | | | |
| ADMINISTRATIVE EXPENDITURES | | | | | |
| Supervisor Fees | 1,800 | 2,000 | 5,000 | 5,000 | Supervisor Fees |
| Payroll Taxes | 213 | 153 | 400 | 400 | Projected At 8% Of Supervisor Fees |
| Management | 28,848 | 16,828 | 28,848 | 28,848 | No Change From 2025/2026 Budget |
| Secretarial | 4,200 | 2,450 | 4,200 | 4,200 | No Change From 2025/2026 Budget |
| Legal | 8,143 | 5,145 | 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 | 402 | 1,075 | 1,050 | \$25 Decrease From 2025/2026 Budget |
| Postage | 460 | 91 | 250 | 250 | No Change From 2025/2026 Budget |
| Office Supplies | 447 | 370 | 675 | 650 | \$25 Decrease From 2025/2026 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| Trustee Fees | 11,778 | 7,746 | 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 | 1,167 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$75,229 | \$44,544 | \$82,623 | \$82,173 | |
| MAINTENANCE EXPENDITURES | | | | | |
| Lawn/Landscape Maintenance | 47,084 | 22,568 | 35,000 | 36,000 | \$1,000 Increase From 2025/2026 Budget |
| Aquatic Lake Maintenance | 4,961 | 2,967 | 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 | 3,125 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| Miscellaneous Maintenance | 6,907 | 23,636 | 5,760 | 5,760 | No Change From 2025/2026 Budget |
| Electricity | 2,208 | 358 | 3,300 | 3,300 | No Change From 2025/2026 Budget |
| Engineering/Inspections | 2,201 | 165 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| Field Operations Management | 1,500 | 875 | 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 | 2,332 | 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 | \$56,026 | \$71,275 | \$71,875 | |
| TOTAL EXPENDITURES | \$143,072 | \$100,570 | \$153,898 | \$154,048 | |
| REVENUES LESS EXPENDITURES | \$430,831 | \$454,734 | \$408,738 | \$408,688 | |
| Payment To Trustee (Series 2007) | (77,206) | (75,858) | (76,385) | (76,385) | 2027 Principal & Interest Payments |
| Payment To Trustee (Series 2014-2024) | (193,647) | (190,250) | (190,975) | (190,975) | 2027 Principal & Interest Payments |
| Payment To Trustee (Series 2019) | (111,778) | (109,818) | (111,350) | (111,350) | 2027 Principal & Interest Payments |
| BALANCE | \$48,200 | \$78,808 | \$30,028 | \$29,978 | |
| County Appraiser & Tax Collector Fee | (5,411) | (5,310) | (10,776) | (10,776) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (20,900) | (21,159) | (21,552) | (21,552) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$21,889 | \$52,339 | (\$2,300) | (\$2,350) | |
| Carryover From Prior Year | 0 | 0 | 2,300 | 2,350 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$21,889 | \$52,339 | - | - | |

DETAILED FINAL 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 FINAL 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 FINAL 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).

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of May, 2026.

ATTEST:

**CENTURY GARDENS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 13, 2026
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
September 14, 2027**

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 10/01/26

**SMALL PROJECT AGREEMENT
(Fountain Installation 2026)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 19th day of March, 2026 (the “Agreement”), by and between:

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami-Dade County, Florida, and whose mailing address is, and whose offices are located at, 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“the District”),

and

WORLDWIDE DISTRIBUTORS INC., a Florida corporation, **d/b/a ELIGHTING**, whose principal and mailing address is 12130 SW 114th Place, Miami, Florida 33176 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District desires to secure the services of a contractor to furnish and install new fountain components, including a 3hp TwoTier Series fountain system with control panel, LED lighting package, and associated submersible power cables, together with all related equipment and components necessary for installation and operation (the “Project”), all as more particularly set forth in Proposal No. 11754, dated February 20, 2026, attached hereto and made a part hereof as Exhibit “A” (the “Proposal”); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit "A".

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

N. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding

upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

O. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION.

Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **EIGHTEEN THOUSAND NINE HUNDRED EIGHT AND 00/100 (\$18,908.00) DOLLARS** (See Exhibit "A"). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Miami-Dade County, any municipality, or other governing entity or agency having jurisdiction thereof (if any).

| Percentage of total sum | Amount | Description |
|-----------------------------------|---------------|--|
| Fifty Percent (50%) deposit | \$9,454.00 | Upon execution of this Agreement. |
| Fifty percent (50%) final payment | \$9,454.00 | Final Payment shall be contingent upon (i) permit closure, (ii) completion of the work of the Project, and (iii) the District's acceptance of the Project. |

Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services

rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and no later than April 1, 2026, weather permitting. The parties acknowledge that the estimated time to complete the project is ten (10) days. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed. This Agreement replaces any other Agreements for similar services between the District and Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any

other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure to cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. In addition, the Contractor warrants the following components for the periods specified: (i) the fountain system for a period of four (4) years; (ii) light fixtures (excluding bulbs) for a period of two (2) years; and (iii) controls for a period of one (1) year, each commencing upon final acceptance by the District. The warranty herein is in addition to any manufacturer's warranties on the improvements, materials, or equipment installed as part of the Project.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Century Gardens Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 14. REMEDIES FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

**DISTRICT: Century Gardens
Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager**

**With copy to: District Counsel
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.**

**CONTRACTOR: Worldwide Distributors Inc. d/b/a Elighting
12130 SW 114th Place
Miami, Florida 33176-4473
Attention: President**

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 630-4922
EMAIL: bbarba@sdsinc.org**

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit "A" is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit "A".

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami-Dade County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public

entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

CENTURY GARDENS COMMUNITY DEVELOPMENT DISTRICT




Nildo Ruiz (Mar 26, 2026 16:45:36 EDT)

Print name: Nancy Nguyen
Secretary/Assistant Secretary

Print name: Nildo Ruiz
Chairman/Vice-Chairman


24th day of March, 2026

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

CONTRACTOR:

WORLDWIDE DISTRIBUTORS INC., a Florida corporation, **d/b/a ELIGHTING**

[PRINT NAME OF WITNESS]


By: Ariel Rodriguez (Mar 25, 2026 12:41:32 EDT)

[PRINT NAME OF WITNESS]

Print name: Ariel Rodriguez

Title: President

(CORPORATE SEAL)

18 day of March, 2026

EXHIBIT "A"

PROPOSAL

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











Small Project Agmt_Fountain Installation_2026 (ELighting)

Final Audit Report

2026-03-26

| | |
|-----------------|--|
| Created: | 2026-03-24 |
| By: | Nancy Nguyen (nnguyen@sdsinc.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA_6w2EKXheQ4CFvkMTS4wQwoVNDGzdGI5 |

"Small Project Agmt_Fountain Installation_2026 (ELighting)" History

-  Document created by Nancy Nguyen (nnguyen@sdsinc.org)
2026-03-24 - 4:35:33 PM GMT
-  Document emailed to Ariel Rodriguez (arodelighting@gmail.com) for signature
2026-03-24 - 4:35:47 PM GMT
-  Email viewed by Ariel Rodriguez (arodelighting@gmail.com)
2026-03-24 - 4:45:19 PM GMT
-  Email viewed by Ariel Rodriguez (arodelighting@gmail.com)
2026-03-25 - 4:39:02 PM GMT
-  Document e-signed by Ariel Rodriguez (arodelighting@gmail.com)
Signature Date: 2026-03-25 - 4:41:32 PM GMT - Time Source: server
-  Document emailed to Nildo Ruiz (nil25@yahoo.com) for signature
2026-03-25 - 4:41:34 PM GMT
-  Email viewed by Nildo Ruiz (nil25@yahoo.com)
2026-03-25 - 8:18:45 PM GMT
-  Email viewed by Nildo Ruiz (nil25@yahoo.com)
2026-03-26 - 8:37:21 PM GMT
-  Document e-signed by Nildo Ruiz (nil25@yahoo.com)
Signature Date: 2026-03-26 - 8:45:36 PM GMT - Time Source: server
-  Agreement completed.
2026-03-26 - 8:45:36 PM GMT

Century Gardens
Community Development District

**Financial Report For
April 2026**

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

| | <u>Oct 25 - Apr 26</u> | <u>25/26 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|---|-------------------------|---------------------|-------------------------|----------------------|
| Income | | | | |
| 363.826 · Payment To Trustee-Series 2024 | -190,250.09 | -190,975.00 | 724.91 | 99.62% |
| 363.814 · Debt Assessments - Series 2024 | 199,829.41 | 203,164.00 | -3,334.59 | 98.36% |
| 363.100 · Administrative Assessments | 83,246.07 | 84,173.00 | -926.93 | 98.9% |
| 363.101 · Maintenance Assessments | 74,597.84 | 75,824.00 | -1,226.16 | 98.38% |
| 363.811 · Debt Assessments - Series 2007 | 79,677.76 | 81,002.00 | -1,324.24 | 98.37% |
| 363.813 · Debt Assessments - Series 2019 | 115,347.79 | 117,273.00 | -1,925.21 | 98.36% |
| 363.821 · Payment To Trustee-Series 2007 | -75,858.21 | -76,385.00 | 526.79 | 99.31% |
| 363.824 · Payment to Trustee-Series 2019 | -109,818.29 | -111,350.00 | 1,531.71 | 98.62% |
| 363.830 · County Appraiser & Tax Col Fees | -5,310.06 | -10,776.00 | 5,465.94 | 49.28% |
| 363.831 · Discounts For Early Payments | -21,159.48 | -21,552.00 | 392.52 | 98.18% |
| 369.401 · Interest Income | 2,604.67 | 1,200.00 | 1,404.67 | 217.06% |
| 369.402 · Carryover From Prior Year | 0.00 | 2,300.00 | -2,300.00 | 0.0% |
| Total Income | <u>152,907.41</u> | <u>153,898.00</u> | <u>-990.59</u> | <u>99.36%</u> |
| Expense | | | | |
| 512.736 · Pressure Cleaning | 2,332.38 | 2,000.00 | 332.38 | 116.62% |
| 512.309 · Improvements Reserve/Cont TH | 0.00 | 2,400.00 | -2,400.00 | 0.0% |
| 511.132 · Payroll Tax Expense | 153.00 | 400.00 | -247.00 | 38.25% |
| 511.300 · Field Operations Management | 875.00 | 1,500.00 | -625.00 | 58.33% |
| 511. · Professional Fees | | | | |
| 511.310 · Engineering/Inspections | 165.00 | 2,000.00 | -1,835.00 | 8.25% |
| 511.315 · Legal Fees | 5,145.00 | 9,000.00 | -3,855.00 | 57.17% |
| 511.320 · Audit Fees | 0.00 | 3,800.00 | -3,800.00 | 0.0% |
| Total 511. · Professional Fees | <u>5,310.00</u> | <u>14,800.00</u> | <u>-9,490.00</u> | <u>35.88%</u> |
| 511.131 · Supervisor Fee | 2,000.00 | 5,000.00 | -3,000.00 | 40.0% |
| 511.301 · Lawn Maintenance | 22,567.50 | 35,000.00 | -12,432.50 | 64.48% |
| 511.302 · Aquatic Lake Maintenance | 2,967.00 | 5,200.00 | -2,233.00 | 57.06% |
| 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 | 3,125.00 | 3,500.00 | -375.00 | 89.29% |
| 511.308 · Miscellaneous Maintenance | 23,635.73 | 5,760.00 | 17,875.73 | 410.34% |
| 511.309 · Electricity | 358.08 | 3,300.00 | -2,941.92 | 10.85% |
| 511-310 · Palm Treatment - Maint. Replace | 0.00 | 3,500.00 | -3,500.00 | 0.0% |
| 511.311 · Management Fees | 16,828.00 | 28,848.00 | -12,020.00 | 58.33% |
| 511.312 · Secretarial Fees | 2,450.00 | 4,200.00 | -1,750.00 | 58.33% |
| 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 | 402.16 | 1,075.00 | -672.84 | 37.41% |
| 511.513 · Postage and Delivery | 90.73 | 250.00 | -159.27 | 36.29% |
| 511.514 · Office Supplies | 369.70 | 675.00 | -305.30 | 54.77% |
| 511.540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 511.733 · Trustee Fees | 7,746.25 | 11,800.00 | -4,053.75 | 65.65% |
| 511.734 · Continuing Disclosure Fee | 0.00 | 500.00 | -500.00 | 0.0% |
| 511.750 · Website Management | 1,166.62 | 2,000.00 | -833.38 | 58.33% |
| Total Expense | <u>100,568.65</u> | <u>153,898.00</u> | <u>-53,329.35</u> | <u>65.35%</u> |
| Net Income | <u>52,338.76</u> | <u>0.00</u> | <u>52,338.76</u> | <u>100.0%</u> |

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

| | Annual Budget 10/1/25 - 9/30/26 | Actual Apr-26 | Year To Date Actual 10/1/25 - 4/30/26 |
|---|---------------------------------------|-------------------|---|
| REVENUES | | | |
| Administrative Assessments | 84,173 | 1,579 | 83,246 |
| Maintenance Assessments | 75,824 | 1,424 | 74,598 |
| Debt Assessments (Series 2007) | 81,002 | 1,521 | 79,678 |
| Debt Assessments (Series 2024) | 203,164 | 3,814 | 199,829 |
| Debt Assessments (Series 2019) | 117,273 | 2,202 | 115,348 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 1,200 | 0 | 2,605 |
| Total Revenues | \$ 562,636 | \$ 10,540 | \$ 555,304 |
| ADMINISTRATIVE EXPENDITURES | | | |
| Supervisor Fees | 5,000 | 0 | 2,000 |
| Payroll Taxes | 400 | 0 | 153 |
| Management | 28,848 | 2,404 | 16,828 |
| Secretarial | 4,200 | 350 | 2,450 |
| Legal | 9,000 | 0 | 5,145 |
| 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 | 71 | 402 |
| Postage | 250 | 18 | 91 |
| Office Supplies | 675 | 71 | 370 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Trustee Fee | 11,800 | 3,500 | 7,746 |
| Continuing Disclosure Fee | 500 | 0 | 0 |
| Website Management | 2,000 | 167 | 1,167 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 82,623 | \$ 6,581 | \$ 44,544 |
| MAINTENANCE EXPENDITURES | | | |
| Lawn/Landscape Maintenance | 35,000 | 0 | 22,568 |
| Aquatic Lake Maintenance | 5,200 | 531 | 2,967 |
| Preserve Area | 1,000 | 0 | 0 |
| Irrigation Maintenance | 3,500 | 0 | 3,125 |
| Miscellaneous Maintenance (Fountain) | 5,760 | 2,162 | 23,636 |
| Electricity | 3,300 | 0 | 358 |
| Engineering/Inspections | 2,000 | 0 | 165 |
| Field Operations Management | 1,500 | 125 | 874 |
| Palms Treatment - Maintenance/Replacement | 3,500 | 0 | 0 |
| Pressure Cleaning | 2,000 | 0 | 2,332 |
| 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 | \$ 2,818 | \$ 56,025 |
| Total Expenditures | \$ 153,898 | \$ 9,399 | \$ 100,569 |
| Revenues Less Expenditures | \$ 408,738 | \$ 1,141 | \$ 454,735 |
| Payment To Trustee (Series 2007) | (76,385) | (1,506) | (75,858) |
| Payment To Trustee (Series 2024) | (190,975) | (3,776) | (190,250) |
| Payment To Trustee (Series 2019) | (111,350) | (2,180) | (109,818) |
| Balance | \$ 30,028 | \$ (6,321) | \$ 78,809 |
| County Appraiser & Tax Collector Fee | (10,776) | (105) | (5,310) |
| Discounts For Early Payments | (21,552) | 0 | (21,160) |
| Excess/ (Shortfall) | \$ (2,300) | \$ (6,426) | \$ 52,339 |
| Carryover From Prior Year | 2,300 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ (6,426) | \$ 52,339 |
| Bank Balance As Of 4/30/26 | \$ 336,663.62 | | |
| Accounts Payable As Of 4/30/26 | \$ 47,116.53 | | |
| Accounts Receivable As Of 4/30/26 | \$ - | | |
| Available Funds As Of 4/30/26 | \$ 289,547.09 | | |

Century Gardens Community Development District
Expenditures
October 2025 through April 2026

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|---|--|-----------------|
| Expenditures | | | | | |
| 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 |
| | 03/11/2026 | PR 3/10/26 | | payroll 3/10/26 check date 3/12/26 (Ruiz, Batic, Morales, Fernandez) | 76.50 |
| Total 511.132 · Payroll Tax Expense | | | | | <u>153.00</u> |
| 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 Nov 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | field operations management February 2026 | 125.00 |
| | 03/31/2026 | 2026-2072 | Special District Services | Field Operations Management March 2026 | 125.00 |
| | 04/30/2026 | 2026-2192 | Special District Services | Field Operations Management April 2026 | 125.00 |
| Total 511.300 · Field Operations Management | | | | | <u>875.00</u> |
| 511. · Professional Fees | | | | | |
| 511.310 · Engineering/Inspections | | | | | |
| | 02/04/2026 | 8957 | Alvarez Engineers, Inc. | inv#8957 engineering 1/1/26-1/31/26 | 165.00 |
| Total 511.310 · Engineering/Inspections | | | | | <u>165.00</u> |
| 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 |
| | 02/28/2026 | 197574 | Billing, Cochran, Lyles, Mauro & Ramsey | acct# 539-03105O stmt# 196771 December 2025 | 500.00 |
| | 03/31/2026 | 198130 | Billing Cochran, P.A. | acct# 539-03105O stmt# 198130 Mar 2026 | 1,985.00 |
| Total 511.315 · Legal Fees | | | | | <u>5,145.00</u> |
| Total 511. · Professional Fees | | | | | <u>5,310.00</u> |
| 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 |
| | 03/11/2026 | PR 3/10/26 | | payroll 3/10/26 check date 3/12/26 (Ruiz, Batic, Morales, Fernandez) | 1,000.00 |
| Total 511.131 · Supervisor Fee | | | | | <u>2,000.00</u> |

Century Gardens Community Development District
Expenditures
October 2025 through April 2026

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|---|-------------|------------------|------------------------------------|---|------------------|
| 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 |
| | 02/26/2026 | 12478 | Pan American Landscaping LLC | inv#12478 lawn maintenance Feb 2026 | 2,717.50 |
| | 03/30/2026 | 12480 | Pan American Landscaping LLC | inv#12480 trimmed the tree branches blocking lights on light poles | 1,650.00 |
| | 03/30/2026 | 12720 | Pan American Landscaping LLC | inv#12720 lawn maintenance Mar 2026 | 2,717.50 |
| | 03/30/2026 | 12721 | Pan American Landscaping LLC | inv#12721 royal palm trees nutrient drench | 1,950.00 |
| Total 511.301 · Lawn Maintenance | | | | | <u>22,567.50</u> |
| 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 |
| | 02/01/2026 | 90896 | Allstate Resource Management, Inc. | acct# 2580 Inv# 90896 recurring lake and mitigation management and debris removal | 406.00 |
| | 03/01/2026 | 220457 | Allstate Resource Management, Inc. | acct# 2580 Inv# 90896 recurring lake and mitigation management and debris removal | 406.00 |
| | 04/01/2026 | 221253 | Allstate Resource Management, Inc. | acct# 2580 Inv# 221253 recurring lake and mitigation management and debris removal | 406.00 |
| | 04/02/2026 | 221650 | Allstate Resource Management, Inc. | acct# 2580 Inv# 221650 annual fish stocking | 125.00 |
| Total 511.302 · Aquatic Lake Maintenance | | | | | <u>2,967.00</u> |
| 511.307 · Irrigation Maintenance | | | | | |
| | 11/30/2025 | 11702 | Pan American Landscaping LLC | replaced rotor, leak behind house on lake, capped funny pipe in tree ring, replaced de... | 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 |
| | 02/26/2026 | 12453 | Pan American Landscaping LLC | repaired main line break in cocoplum hedges on east side of lake | 880.00 |
| | 03/31/2026 | 12624 | Pan American Landscaping LLC | inv#12624 sprinkler repairs | 1,210.00 |
| Total 511.307 · Irrigation Maintenance | | | | | <u>3,125.00</u> |

Century Gardens Community Development District
Expenditures
October 2025 through April 2026

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|---------------------------------|---|------------------|
| 511.308 · Miscellaneous Maintenance | | | | | |
| | 11/04/2025 | 69188 | Skyway Supply | black monster recycled can liner, black monster HD recycled can liner | 115.11 |
| | 01/13/2026 | 011326 | Cielito Inc | speed hump | 1,280.00 |
| | 01/13/2026 | 0113261 | Cielito Inc | yellow reflective traffic signs | 920.00 |
| | 02/26/2026 | 70249 | Skyway Supply | rolled dog waste bags, black monster HD recycled can liner | 250.73 |
| | 03/11/2026 | 12912 | Worldwide Distributors Inc. | 50% deposit for lake fountain replacement | 9,454.00 |
| | 03/11/2026 | 12912-2 | Worldwide Distributors Inc. | remaining for lake fountain replacement | 9,454.00 |
| | 04/02/2026 | CGCDD040226 | Florida Sidewalk Solutions, LLC | sidewalk milling | 2,161.89 |
| Total 511.308 · Miscellaneous Maintenance | | | | | <u>23,635.73</u> |
| 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 |
| | 02/27/2026 | 35589-17153 | FPL | Acct# 35589-17153 for services on (01/28/26-02/27/26) | 56.95 |
| | 03/30/2026 | 35589-17153 | FPL | Acct# 35589-17153 for services on (02/27/26-03/30/26) | 67.10 |
| Total 511.309 · Electricity | | | | | <u>358.08</u> |
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | inv#2026-1953 management February 2026 | 2,404.00 |
| | 03/31/2026 | 2026-2072 | Special District Services | inv#2026-2072 Management March 2026 | 2,404.00 |
| | 04/30/2026 | 2026-2192 | Special District Services | inv#2026-2192 management April 2026 | 2,404.00 |
| Total 511.311 · Management Fees | | | | | <u>16,828.00</u> |
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | secretarial February 2026 | 350.00 |
| | 03/31/2026 | 2026-2072 | Special District Services | Secretarial March 2026 | 350.00 |
| | 04/30/2026 | 2026-2192 | Special District Services | Secretarial April 2026 | 350.00 |
| Total 511.312 · Secretarial Fees | | | | | <u>2,450.00</u> |

Century Gardens Community Development District
Expenditures
October 2025 through April 2026

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|---------------------------------------|-------------|------------------|--------------------------------|--|-----------------|
| 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 |
| Total 511.450 · Insurance | | | | | <u>6,908.00</u> |
| 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 |
| Total 511.480 · Legal Advertisements | | | | | <u>1,108.50</u> |
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | Travel - Ryan Quiroga - January 2026 | 14.50 |
| | 03/11/2026 | PR 3/10/26 | | payroll 3/10/26 check date 3/12/26 (Ruiz, Batic, Morales, Fernandez) | 53.40 |
| | 03/31/2026 | 2026-2072 | Special District Services | Travel Ryan Quiroga - February 2026 | 29.00 |
| | 04/30/2026 | 2026-2192 | Special District Services | Travel Nancy Nguyen March 2026 | 41.84 |
| | 04/30/2026 | 2026-2192 | Special District Services | Travel Ryan Quiroga March 2026 | 29.00 |
| Total 511.512 · Miscellaneous | | | | | <u>402.16</u> |
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | postage January 2026 | 1.48 |
| | 04/30/2026 | 2026-2192 | Special District Services | FedEx March 2026 | 17.92 |
| Total 511.513 · Postage and Delivery | | | | | <u>90.73</u> |

Century Gardens Community Development District
Expenditures
October 2025 through April 2026

| | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u> | <u>Memo</u> | <u>Amount</u> |
|--|-------------|------------------|-----------------------------|---|--------------------------|
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | copies January 2026 | 32.55 |
| | 03/31/2026 | 2026-2072 | Special District Services | Copies February 2026 | 9.20 |
| | 04/30/2026 | 2026-2192 | Special District Services | Copies March 2026 | 71.25 |
| Total 511.514 · Office Supplies | | | | | <u>369.70</u> |
| 511.540 · Dues, License & Subscriptions | | | | | |
| | 10/01/2025 | 92787 | FloridaCommerce | inv# 92787 FY 2025/2026 Special District Fee | 175.00 |
| Total 511.540 · Dues, License & Subscriptions | | | | | <u>175.00</u> |
| 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 |
| | 04/08/2026 | 2542662 | Computershare (Trustee Fee) | Acct# 22258500 Inv# 2542662 series 2007 (4/13/26-4/12/27) | 3,500.00 |
| Total 511.733 · Trustee Fees | | | | | <u>7,746.25</u> |
| 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 |
| | 02/28/2026 | 2026-1953 | Special District Services | website February 2026 | 166.66 |
| | 03/31/2026 | 2026-2072 | Special District Services | Website March 2026 | 166.66 |
| | 04/30/2026 | 2026-2192 | Special District Services | Website April 2026 | 166.66 |
| Total 511.750 · Website Management | | | | | <u>1,166.62</u> |
| 512.736 · Pressure Cleaning | | | | | |
| | 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 |
| Total 512.736 · Pressure Cleaning | | | | | <u>2,332.38</u> |
| Total Expenditures | | | | | <u>100,568.65</u> |

Century Gardens Community Development District
Check Register
February 2026 - April 2026

| Check # | Check Date | Vendor | Amount |
|---------|------------|---|-------------------|
| 2-1 | 2/3/2026 | Allstate Resource Management, Inc. | 406.00 |
| 2-2 | 2/3/2026 | Billing, Cochran, Lyles, Mauro & Ramsey | 500.00 |
| 2-3 | 2/3/2026 | Cielito Inc | 2,200.00 |
| 2-4 | 2/3/2026 | FPL | 57.01 |
| 2-5 | 2/3/2026 | Special District Services | 3,069.36 |
| 2-6 | 2/3/2026 | U.S. Bank (Tax Receipts 2019) | 93,030.45 |
| 2-7 | 2/3/2026 | U.S. Bank (Tax receipts 2024) | 161,166.67 |
| 2-8 | 2/3/2026 | Wells Fargo Bank (Tax Receipts) | 64,261.81 |
| 2-9 | 2/6/2026 | FPL | 56.56 |
| 2-10 | 2/6/2026 | Pan American Landscaping LLC | 3,137.50 |
| 2-11 | 2/6/2026 | U.S. Bank (Trustee Fee) | 4,246.25 |
| | | | 0.00 |
| 3-1 | 3/3/2026 | Alvarez Engineers, Inc. | 165.00 |
| 3-2 | 3/3/2026 | Billing Cochran, P.A. | 500.00 |
| 3-3 | 3/3/2026 | Special District Services | 3,094.19 |
| 3-4 | 3/3/2026 | U.S. Bank (Tax Receipts 2019) | 8,052.70 |
| 3-5 | 3/3/2026 | U.S. Bank (Tax receipts 2024) | 13,950.56 |
| 3-6 | 3/3/2026 | Wells Fargo Bank (Tax Receipts) | 5,562.49 |
| 3-7 | 3/19/2026 | Allstate Resource Management, Inc. | 406.00 |
| 3-8 | 3/19/2026 | Billing, Cochran, Lyles, Mauro & Ramsey | 500.00 |
| 3-9 | 3/19/2026 | FPL | 56.95 |
| 3-10 | 3/19/2026 | Pan American Landscaping LLC | 3,597.50 |
| 3-11 | 3/19/2026 | Skyway Supply | 250.73 |
| 3-12 | 3/19/2026 | U.S. Bank (Tax Receipts 2019) | 1,546.38 |
| 3-13 | 3/19/2026 | U.S. Bank (Tax receipts 2024) | 2,678.97 |
| 3-14 | 3/19/2026 | Wells Fargo Bank (Tax Receipts) | 1,068.18 |
| 3-15 | 3/25/2026 | Worldwide Distributors Inc. | 9,454.00 |
| 4-1 | 4/2/2026 | Allstate Resource Management, Inc. | 406.00 |
| 4-2 | 4/2/2026 | Special District Services | 3,083.86 |
| 4-3 | 4/2/2026 | U.S. Bank (Tax Receipts 2019) | 1,611.96 |
| 4-4 | 4/2/2026 | U.S. Bank (Tax receipts 2024) | 2,792.57 |
| 4-5 | 4/2/2026 | Wells Fargo Bank (Tax Receipts) | 1,113.48 |
| | | TOTAL | 392,023.13 |

**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) 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 |
|----|----------|--------------------------|----------|-----------|----------------------------|-------------------|-----------------|----------------|------------------------|---|---|--|--|--|--|--|---|---|---|
| | | | | | | | | | \$561,444 | \$84,178 | \$75,826 | \$81,002 | \$117,273 | \$203,165 | \$84,178 | \$75,826 | \$81,002 | \$117,273 | \$203,165 |
| | | | | | | | | | \$529,108 | \$79,123 | \$71,275 | \$76,385 | \$111,350 | \$190,975 | \$79,123 | \$71,275 | \$76,385 | \$111,350 | \$190,975 |
| 1 | 1 | Miami-Dade Tax Collector | 12/05/25 | NAV Taxes | \$ 407,806.80 | | \$ (3,914.92) | \$ (16,313.03) | \$ 387,578.85 | \$ 61,089.46 | \$ 55,094.70 | \$ 58,846.52 | \$ 85,190.84 | \$ 147,585.28 | \$ 58,059.32 | \$ 52,361.90 | \$ 55,927.63 | \$ 80,965.22 | \$ 140,264.78 |
| 2 | 2 | Miami-Dade Tax Collector | 11/12/25 | NAV Taxes | \$ 3,883.04 | | \$ (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 |
| 3 | 3 | Miami-Dade Tax Collector | 11/28/25 | NAV Taxes | \$ 36,776.66 | | \$ (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 |
| 4 | 4 | Miami-Dade Tax Collector | 12/24/25 | NAV Taxes | \$ 20,040.68 | | \$ (193.07) | \$ (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 |
| 5 | 5 | Miami-Dade Tax Collector | 11/17/25 | NAV Taxes | \$ 32,448.08 | | \$ (311.51) | \$ (1,297.98) | \$ 30,838.59 | \$ 4,860.72 | \$ 4,383.74 | \$ 4,682.26 | \$ 6,778.40 | \$ 11,742.96 | \$ 4,619.63 | \$ 4,166.29 | \$ 4,450.01 | \$ 6,442.18 | \$ 11,160.48 |
| 6 | 6 | Miami-Dade Tax Collector | 11/25/25 | NAV Taxes | \$ 8,192.13 | | \$ (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 |
| 7 | 7 | Miami-Dade Tax Collector | 02/11/26 | NAV Taxes | \$ 7,659.84 | | \$ (74.77) | \$ (182.57) | \$ 7,402.50 | \$ 1,147.45 | \$ 1,034.84 | \$ 1,105.31 | \$ 1,600.14 | \$ 2,772.10 | \$ 1,108.90 | \$ 1,000.07 | \$ 1,068.18 | \$ 1,546.38 | \$ 2,678.97 |
| 8 | Int. - 1 | Miami-Dade Tax Collector | 01/26/26 | Interest | \$ 531.38 | | | | \$ 531.38 | \$ 531.38 | | | | | \$ 531.38 | | | | |
| 9 | 8 | Miami-Dade Tax Collector | 03/11/26 | NAV Taxes | \$ 7,882.61 | | \$ (77.95) | \$ (88.25) | \$ 7,716.41 | \$ 1,180.81 | \$ 1,064.94 | \$ 1,137.46 | \$ 1,646.68 | \$ 2,852.72 | \$ 1,155.91 | \$ 1,042.49 | \$ 1,113.48 | \$ 1,611.96 | \$ 2,792.57 |
| 10 | 9 | Miami-Dade Tax Collector | 01/09/26 | NAV Taxes | \$ 16,937.82 | | \$ (164.23) | \$ (511.95) | \$ 16,261.64 | \$ 2,537.28 | \$ 2,288.30 | \$ 2,444.13 | \$ 3,538.31 | \$ 6,129.80 | \$ 2,435.98 | \$ 2,196.95 | \$ 2,346.56 | \$ 3,397.05 | \$ 5,885.10 |
| 11 | 10 | Miami-Dade Tax Collector | 04/17/26 | NAV Taxes | \$ 10,539.83 | | \$ (105.40) | \$ - | \$ 10,434.43 | \$ 1,578.87 | \$ 1,423.93 | \$ 1,520.90 | \$ 2,201.77 | \$ 3,814.36 | \$ 1,563.08 | \$ 1,409.69 | \$ 1,505.69 | \$ 2,179.75 | \$ 3,776.22 |
| 12 | | | | | | | | | \$ - | | | | | | | | | | |
| 13 | | | | | | | | | \$ - | | | | | | | | | | |
| 14 | | | | | | | | | \$ - | | | | | | | | | | |
| 15 | | | | | | | | | \$ - | | | | | | | | | | |
| 16 | | | | | | | | | \$ - | | | | | | | | | | |
| 17 | | | | | | | | | \$ - | | | | | | | | | | |
| 18 | | | | | | | | | \$ - | | | | | | | | | | |
| 19 | | | | | | | | | \$ - | | | | | | | | | | |
| 20 | | | | | | | | | \$ - | | | | | | | | | | |
| | | | | | \$552,698.87 | \$ - | \$ (5,310.06) | \$ (21,159.48) | \$ 526,229.33 | \$ 83,246.07 | \$ 74,597.84 | \$ 79,677.76 | \$ 115,347.79 | \$ 199,829.41 | \$ 79,280.95 | \$ 71,021.79 | \$ 75,858.21 | \$ 109,818.29 | \$ 190,250.09 |

| <u>Assessment Roll</u> | |
|------------------------|---------------------|
| Admin: | \$84,177.95 |
| Maint: | \$75,825.90 |
| 2007 Debt: | \$81,001.77 |
| 2019 Debt: | \$117,273.04 |
| 2024 Debt: | \$203,164.50 |
| Total | \$561,443.16 |

| <u>Tax Collections</u> | |
|------------------------|--------|
| | 98.44% |

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

| | |
|-----------------|-----------------|
| \$ 552,698.87 | |
| \$ - | \$ 526,229.33 |
| \$ (83,246.07) | \$ (71,021.79) |
| \$ (74,597.84) | \$ (79,280.95) |
| \$ (199,829.41) | \$ (190,250.09) |
| \$ (115,347.79) | \$ (75,858.21) |
| \$ (79,677.76) | \$ (109,818.29) |
| \$ 0.00 | \$ (0.00) |