Century Gardens Village
Community Development District

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

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CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	77,330	**77,853**	77,853
Maintenance Assessments	63,925	**63,974**	63,974
Debt Assessments	212,048	**212,258**	212,258
Other Revenue	0	**0**	0
Interest Income	1,200	**3,200**	3,039
TOTAL REVENUES	**$ 354,503**	**$ 357,285**	**$ 357,124**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	**4,600**	4,600
Payroll Taxes - Employer	230	**352**	352
Management	36,960	**36,960**	33,880
Legal	8,500	**20,000**	16,633
Assessment Roll	7,500	**7,500**	0
Audit Fees	3,300	**3,100**	3,100
Insurance	7,400	**7,269**	7,269
Legal Advertisements	2,600	**2,600**	1,659
Miscellaneous	1,300	**1,300**	1,189
Postage	275	**500**	474
Office Supplies	350	**600**	555
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,500	**3,500**	3,500
Continuing Disclosure Fee	600	**600**	0
Website Management	2,000	**2,000**	1,833
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 77,690**	**$ 91,056**	**$ 75,219**
Maintenance Expenditures			
Engineering/Inspections	1,500	**4,000**	3,905
Street/Road Maintenance	22,000	**72,500**	70,394
Field Operations Management	1,800	**1,800**	1,650
Pressure Cleaning	10,000	**0**	0
Stormwater Management System Maintenance	7,500	**12,000**	11,375
Irrigation System Maintenance	0	**25,000**	22,665
Miscellaneous Community Projects	14,090	**75,000**	71,893
Capital Improvements	40,000	**1,000**	0
Maintenance Contingency	3,200	**12,500**	10,890
TOTAL MAINTENANCE EXPENDITURES	**$ 100,090**	**$ 203,800**	**$ 192,772**
TOTAL EXPENDITURES	**$ 177,780**	**$ 294,856**	**$ 267,991**
REVENUES LESS EXPENDITURES	**$ 176,723**	**$ 62,429**	**$ 89,133**
Bond Payments	(199,325)	**(202,477)**	(202,477)
BALANCE	$ (22,602)	**$ (140,048)**	**$ (113,344)**
County Appraiser & Tax Collector Fee	(7,066)	**(3,408)**	(3,408)
Discounts For Early Payments	(14,132)	**(12,888)**	(12,888)
EXCESS/ (SHORTFALL)	$ (43,800)	**$ (156,344)**	**$ (129,640)**
Carryover From Prior Year	43,800	**43,800**	0
NET EXCESS/ (SHORTFALL)	$ (0)	**$ (200,144)**	**$ (129,640)**

FUND BALANCE AS OF 9/30/25	$204,148
FY 2025/2026 ACTIVITY	($156,344)
FUND BALANCE AS OF 9/30/26	$47,804

Notes

Carryover From Prior Year Of $43,800 used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET

CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	1,000	**4,700**	4,590
NAV Tax Collection	199,325	**202,477**	202,477
Total Revenues	$ 200,325	**$ 207,177**	**$ 207,067**
EXPENDITURES			
Principal Payments	129,000	**129,000**	129,000
Interest Payments	68,688	**70,945**	70,945
Bond Redemption	2,637	**0**	0
Total Expenditures	$ 200,325	**$ 199,945**	**$ 199,945**
Excess/ (Shortfall)	$ -	**$ 7,232**	**$ 7,122**

FUND BALANCE AS OF 9/30/25	$111,993
FY 2025/2026 ACTIVITY	$7,232
FUND BALANCE AS OF 9/30/26	$119,225

Notes

Reserve Fund Balance = $5,059*. Revenue Fund Balance = $114,166*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $33,215.

* Approximate Amounts

Series 2020 Bond Refunding Information

Original Par Amount =	$2,569,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 8/31/26 =	$1,750,000	