

June 29, 2019

Mr. Armando Silva  
District Manager  
Century Gardens Village Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2019 Century Gardens Village CDD Report**

Dear Mr. Silva:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by Century Gardens Village Community Development District (the “District”); 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District’s infrastructure and; 4) To report on the insurance being carried by the District pursuant to Section 9.15 of the Trust Indenture between the District and Regions Bank dated April 1, 2007.

The District is located in Section 4, Township 55S, Range 39E, in Miami-Dade County, Florida. It is bounded by Peral Subdivision (Plat Book 143, Page 57) and Sunny view Subdivision (Plat Book 146, Page 62) on the west, SW 88 Street (North Kendall Drive) on the north, SW 152 Avenue on the east and theoretical SW 94 Street on the south. The Development is located within Postal Zip Code 33196. See Exhibits 1 and 2 for the location and boundaries of the District.

**1. Infrastructure Ownership**

*a. Recorded Plat*

- i. The District is wholly contained within the following plat:  
Century Gardens Villas, recorded on January 8, 2007 in Miami-Dade County Plat Book 166, Page 1.

*b. Roads*

- i. **Onsite.** All onsite streets in the District are constructed within an ingress and egress tract (Tract “B” of Century Gardens Villas, PB 166, PG 1) which was reserved by the plat for such use and for the installation of public utilities. The plat allows for the tract to be owned and maintained by either a Homeowners Association (HOA), by the District, or by a Special Taxing District. As of the date of this report, Miami-Dade County Property Appraiser public records show Tract “B” (Folio #30-5904-072-2740) still being owned by Century Gardens Village, LLLP (the “Developer”). The District owns the onsite road improvements described in the Engineer’s Report of December 7, 2006. The road improvements were completed in 2013 in substantial conformance with the approved Development plans.

- ii. **Offsite.** The District project included widening of SW 152 Avenue from SW 92 Street to SW 88 Street. The widening consisted in constructing 2 lanes on the west side to transform 152 Avenue into a 4-lane divided facility. The entire widening is contained within Miami-Dade County Right of Way. The widening was completed and is owned by the County.
- c. Stormwater Management System
  - i. **Onsite.** The stormwater management system for the Development was completed. It consists of inlets, manholes, storm pipes and exfiltration trenches that serve to drain the streets and adjacent land within the District. The District owns the onsite drainage improvements. The improvements lie within Tract “B”, which as of the date of this report is still owned by the Developer.
  - ii. **Offsite.** The drainage improvements for SW 152 Avenue were completed and are owned by the County.
- b. Water Distribution System
  - i. The water distribution system was completed and conveyed to Miami-Dade County for ownership and maintenance, under Miami-Dade County Water and Sewer Department (“WASD”) Agreement No. 19371.
- c. Sanitary Sewer System
  - i. The sanitary sewer system was completed and conveyed to Miami-Dade County for ownership and maintenance, under WASD Agreement No. 19371.

**2. State, Working Order and Condition of the Infrastructure Owned by the District**

a. Roads

The onsite roads are in good working order and condition. Speed calming devices (speed humps), together with signing were installed.



Onsite Roads

b. Offsite Roads

The County roads are in good working order and condition. Issues with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

<http://www.miamidade.gov/publicworks/report-problems.asp>

c. Stormwater Management System

The drainage system was found in good working order and condition.



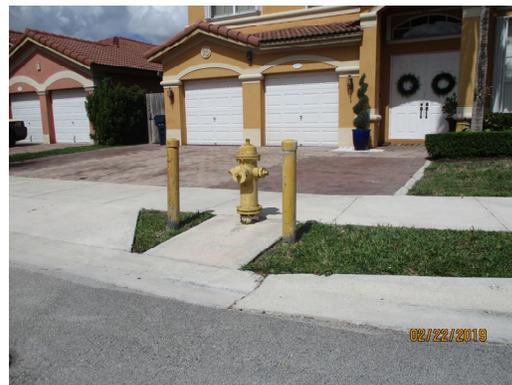
d. Offsite Drainage

Flood and drainage complaints within the County road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

<http://www.miamidade.gov/environment/library/forms/stormwater.pdf>

e. Water and Sanitary Sewer Systems

The water and sewer systems are in good working order and condition.



**3. Estimated Maintenance Costs for District-Owned Infrastructure**

*a. General*

The CDD final 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

2019 Budget for Maintenance	
Engineering/Inspections	\$1,500
Street/Roadway Maintenance	\$17,200
Field Operations Management	\$1,800
Street/Roadway Restoration Project	\$17,500
Capital Improvements	\$3,625
Maintenance Contingency	\$6,000
<b>Total</b>	<b>\$ 47,625</b>

For more detailed information on the 2018-2019 Fiscal Year Budget please visit the District’s website at the following link:

<http://centurygardensvillagecdd.org/financials/>

Alvarez Engineers finds the District’s final maintenance budget for Fiscal Year 2018-2019 adequate, but recommends considering the following suggestions for future budgets:

*b. Onsite Roads*

Funds will be needed to replace the wearing roadway asphalt layer in about 20 years, when the asphalt has reached its estimated 30-year service life. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 20 years or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To			Quantity (SY)	Unit Cost (\$/SY)	(PC)			
2009	2039	2019	20	32,400	\$5.75	\$186,300	\$340,743	0.25%	$FCi/((1+i)^n-1)$ \$16,636
* Using Florida Department of Transportation Inflation Factors									

*c. Onsite Stormwater Management System*

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of

the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 115 drainage structures and 4,990 Linear Feet of pipes in the District.

Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure	Cost/LF Pipe	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
115	4990	23					\$150.00	\$5.00	\$8,500
			23				\$150.00	\$5.00	\$8,500
				23			\$150.00	\$5.00	\$8,500
					23		\$150.00	\$5.00	\$8,500
						23	\$150.00	\$5.00	\$8,500

d. Offsite Roads and Offsite Drainage System

The County-owned offsite roads are maintained, operated and funded by the County, and therefore no maintenance cost estimates are given for such purpose in this report.

e. Water and Sewer Systems

The water and sewer systems are maintained, operated and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

**4. Insurance**

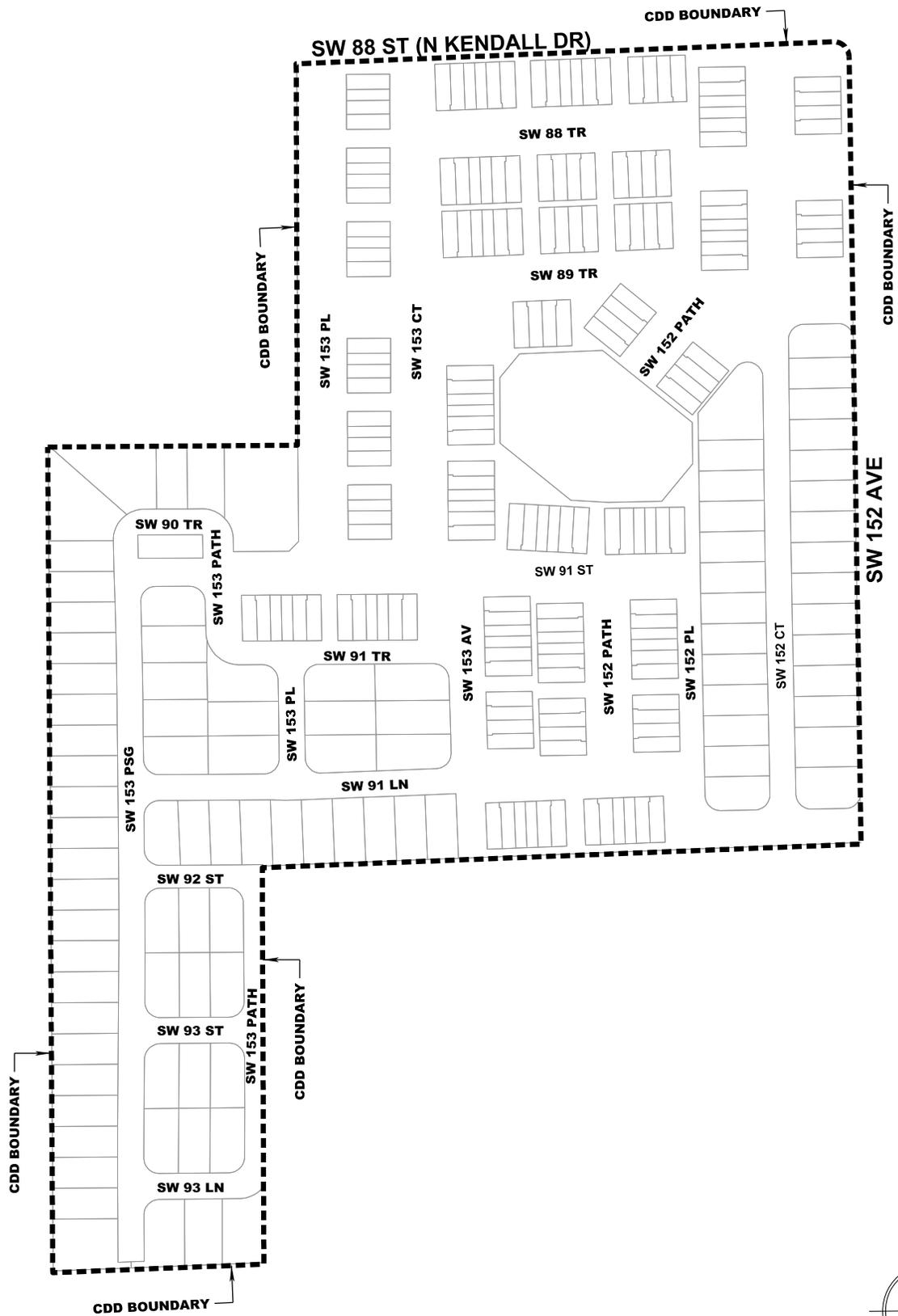
The District currently carries insurance for General Liability, Hired Non-Owned Auto, Employment Practices and Public Officials Professional Liability coverage under policy agreement number 100118026, administered by Florida Insurance Alliance. We have reviewed the policy and believe that the coverage is adequate and that the District has budgeted enough between the categories of insurance and miscellaneous in its Fiscal Year 2018-2019 budget to cover the \$5,000 premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer’s Report, public documents available and communications with the District’s field staff.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com).

Sincerely,  
**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
Florida Engineer License No. 38522  
Date: June 29, 2019



**ALVAREZ ENGINEERS, INC.**  
**CENTURY GARDENS VILLAGE C.D.D.**  
**DISTRICT BOUNDARY**

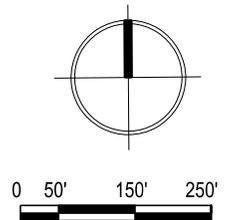


EXHIBIT 1