



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
& PUBLIC HEARING  
JULY 7, 2022  
6:30 P.M.**

Special District Services, Inc.  
8785 SW 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

[www.centurygardensvillagecdd.org](http://www.centurygardensvillagecdd.org)

786.303.3661 Telephone  
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**AGENDA**  
**CENTURY GARDENS VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165th Avenue, Suite 200  
Miami, Florida 33193  
**SPECIAL BOARD MEETING & PUBLIC HEARING**  
July 7, 2022  
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 3, 2022 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Tree Removal (Roots Causing Damage)
  - 2. Update Regarding Irrigation System Repairs
- H. New Business
  - 1. Consider Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022/2023 Final Budget.....Page 5
  - 2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 6
- I. Public Hearing
  - 1. Proof of Publication.....Page 8
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 9
- J. Administrative & Operational Matters
  - 1. Discussion Regarding General Election Qualifying Period (Seat #3, #4 & #5):  
Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022
- K. Board Member & Staff Closing Comments
- L. Adjourn

## Miscellaneous Notices



Published in Miami Daily Business Review on June 24, 2022

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Century Gardens Village Community Development District ("District") will hold a Public Hearing and Regular Board Meeting on July 7, 2022, at 6:30 p.m., or as soon thereafter as can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 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 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 members 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 (561) 630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled 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.

Public Hearings and/or meetings may be cancelled from time to time without advertised notice.

Century Gardens Village Community Development District

[www.centurygardensvillagecdd.org](http://www.centurygardensvillagecdd.org)

6/17-24 22-42/0000603005M

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 2, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the March 2, 2022, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:32 p.m. in the Century Gardens Village Clubhouse Meeting Room located at 8990 SW 152<sup>nd</sup> Path, Miami, Florida 33196.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 29, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of Chairperson Paola Mastrodomenico, Vice Chairperson Licette Conde-Matos and Supervisors Yenfa Arias and Johanna Diaz constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**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 9, 2021, Special Board Meeting**

Mr. Silva presented the minutes of the November 9, 2021, Special Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed approving the minutes of the November 9, 2021, Special Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Tree Removal (Roots Causing Damage)**

Mr. Silva presented an email he received from a District resident which stated that his driveway pavers and sidewalk were lifting due to the roots intrusion from an adjacent tree. The adjacent tree lies within District property and the resident is asking the District to address this concern by trimming the roots or removing the tree. Mr. Silva stated that there are several trees within the District that are causing the

same issue throughout the District and should be either removed or have the roots trimmed prior to causing greater damage. A discussion ensued after which the board directed Mr. Silva to obtain proposals for root trimming and removal of trees so that they could compare the options during the next meeting.

## **2. Update Regarding Irrigation System Repairs**

Mr. Silva informed the Board that the irrigation repairs of Clock A (irrigation system that services the east side of the District) are at about 80% completed. Mr. Silva expects the repairs for Clock A to be completed before the next meeting. As soon as that Clock is functioning, they will move on to Clock B which services the west side of the community.

### **K. NEW BUSINESS**

#### **1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Annual Budget**

Mr. Silva presented Resolution No. 2022-01, entitled:

#### **RESOLUTION NO. 2022-01**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided a brief explanation for the resolution and stated that the proposed fiscal year 2022/2023 budget had been balanced with no carryover of the projected fund balance on September 30, 2022. In addition, Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2022/2023, letters to residents would not be required. Mr. Silva also stated that as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the 2022/2023 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed approving and adopting Resolution No. 2022-01, as presented, setting the public hearing to adopt the 2022/2023 Fiscal Year budget and assessments for June 2, 2022, at 6:30 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

## **2. Discussion Regarding Parking Enforcement**

Mr. Silva reminded the Board that on November 26, 2018, the District Board adopted Parking Rules which were to be enforced as of that date. The District entered into a Parking Enforcement Agreement between the District and Century Gardens Village Homeowners Association, Inc. (the “HOA”) which granted the HOA the right to enforce the Parking Rules on behalf of the District.

Mr. Silva has received comments from residents and Board members stating that the Parking Rules are not being enforced by the HOA and that they would like for the District to possibly take back control. Mr. Silva stated that if the District is to start enforcing the Parking Rules, then they would have to terminate the current Parking Enforcement Agreement with the HOA and then would have to engage a Parking Enforcement company to assist with the enforcement of the Parking Rules. A discussion ensued

after which Ms. Diaz (on behalf of the HOA) stated that she would talk to the HOA so that they could start enforcing the Parking Rules again.

### **3. Discussion Regarding Driveway Approach Expansion**

Mr. Silva stated that he has received several correspondences from residents in the District who wish to expand the driveway approach for their home and want direction from the District on the type of material can be used and specifications for the potential expansion. A discussion ensued after which the Board consensus was the following:

- Property owner must send a correspondence to the District providing specifications on the driveway expansion project.
- Only concrete can be used for the expansion of driveway approaches (no turf block, turf, pavers, etc.)
- Total removal of grassed swale is not allowed. Only situation where this might be allowed is if there is a catch basin adjacent to the driveway approach.
- The property owner will be responsible for maintenance of the driveway approach.

#### **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no administrative & operational matters.

#### **M. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no board member & staff closing comments.

#### **M. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed to adjourn the Regular Board Meeting at 7:45 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board previously adopted Resolution 2022-01 approving a proposed budget and setting a public hearing for June 2, 2022; and

**WHEREAS**, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

**WHEREAS**, the public hearing has been rescheduled for July 7, 2022, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2022-01 is hereby amended to change the date and time of the Public Hearing to July 7, 2022 at 6:30 p.m. in the Kendall Executive Center, 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

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 all applicable notice requirements.

**PASSED, ADOPTED and EFFECTIVE** this 7<sup>th</sup> day of July, 2022.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Century Gardens Village Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 VILLAGE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted by the Board.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

**PASSED, ADOPTED and EFFECTIVE** this 7<sup>th</sup> day of July, 2022.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Century Gardens Village Community Development District** (the “District”) will hold Regular Meetings in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.at 6:30 p.m. on the following dates:

**October 6, 2022  
November 3, 2022  
March 2, 2023  
April 6, 2023  
May 4, 2023  
July 6, 2023  
September 7, 2023**

The purpose of the 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. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at (786)313-3661 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

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 Supervisors 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 insure 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)313-3661 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 VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

[www.centurygardensvillagecdd.org](http://www.centurygardensvillagecdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/22**

## Miscellaneous Notices



Published in Miami Daily Business Review on June 24, 2022

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Century Gardens Village Community Development District ("District") will hold a Public Hearing and Regular Board Meeting on July 7, 2022, at 6:30 p.m., or as soon thereafter as can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 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 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 members 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 (561) 630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled 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.

Public Hearings and/or meetings may be cancelled from time to time without advertised notice.

Century Gardens Village Community Development District

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6/17-24 22-42/0000603005M

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Century Gardens Village Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 EFFECTIVE** this 7<sup>th</sup> day of July, 2022.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Century Gardens Village Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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- III      DETAILED FINAL DEBT SERVICE FUND BUDGET**
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**FINAL BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	75,990
Maintenance Assessments	65,362
Debt Assessments	212,048
Other Revenues	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 353,700</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Inspections	1,500
Street/Roadway Maintenance	17,200
Field Operations Management	1,800
Miscellaneous Community Projects	32,765
Capital Improvements	3,625
Maintenance Contingency	4,550
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 61,440</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes	230
Management	33,876
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,200
Insurance	6,000
Legal Advertisements	800
Miscellaneous	1,650
Postage	325
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,731</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 133,171</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 220,529</b>
Bond Payments	(199,325)
<b>BALANCE</b>	<b>\$ 21,204</b>
County Appraiser & Tax Collector Fee	(7,068)
Discounts For Early Payments	(14,136)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>

**DETAILED FINAL BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	75,704	75,263	75,990	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	48,220	66,106	65,362	Expenditures/.94
Debt Assessments	236,143	212,048	212,048	Bond Payments/.94
Other Revenues	5	0	0	
Interest Income	441	300	300	Interest Estimated At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 360,513</b>	<b>\$ 353,717</b>	<b>\$ 353,700</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	1,934	1,500	1,500	No Change From 2021/2022 Budget
Street/Roadway Maintenance	21,317	17,200	17,200	No Change From 2021/2022 Budget
Field Operations Management	1,800	1,800	1,800	No Change From 2021/2022 Budget
Miscellaneous Community Projects	13,669	32,765	32,765	Miscellaneous Community Projects
Capital Improvements	0	3,625	3,625	No Change From 2021/2022 Budget
Maintenance Contingency	45,855	5,250	4,550	\$700 Decrease From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 84,575</b>	<b>\$ 62,140</b>	<b>\$ 61,440</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	1,700	3,000	3,000	No Change From 2021/2022 Budget
Payroll Taxes	130	230	230	Supervisor Fees * 7.65%
Management	32,448	32,892	33,876	CPI Adjustment (Capped At 3%)
Legal	12,139	8,500	8,500	No Change From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,200	3,200	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	375	850	800	\$50 Decrease From 2021/2022 Budget
Miscellaneous	833	1,800	1,650	\$150 Decrease From 2021/2022 Budget
Postage	189	375	325	\$50 Decrease From 2021/2022 Budget
Office Supplies	275	425	375	\$50 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	0	3,500	3,500	No Change From 2021/2022 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,077</b>	<b>\$ 71,047</b>	<b>\$ 71,731</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 151,652</b>	<b>\$ 133,187</b>	<b>\$ 133,171</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 208,861</b>	<b>\$ 220,530</b>	<b>\$ 220,529</b>	
Bond Payments	(225,568)	(199,325)	(199,325)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (16,707)</b>	<b>\$ 21,205</b>	<b>\$ 21,204</b>	
County Appraiser & Tax Collector Fee	(3,473)	(7,068)	(7,068)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,687)	(14,137)	(14,136)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (32,867)</b>	<b>\$ -</b>	<b>\$ (0)</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (32,867)</b>	<b>\$ -</b>	<b>\$ (0)</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2020/2021	2021/2022	2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7	25	25	Projected Interest For FY 2022/2023
NAV Tax Collection	225,568	199,325	199,325	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 225,574</b>	<b>\$ 199,350</b>	<b>\$ 199,350</b>	
<b>EXPENDITURES</b>				
Principal Payments	120,000	110,000	115,000	Principal Payment Due In 2023
Interest Payments	112,729	83,395	81,745	Interest Payments Due In 2023
Bond Redemption	0	5,955	2,605	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 232,729</b>	<b>\$ 199,350</b>	<b>\$ 199,350</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (7,154)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2020 Bond Refunding Information**

Original Par Amount =	\$2,469,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	May 2037		
Par Amount As Of 1/1/22 =	\$2,349,000		



## Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative Assessment For Townhomes	\$ 273.91	\$ 275.75	\$ 276.71	\$ 279.38
Maintenance Assessment For Townhomes	\$ 180.21	\$ 177.28	\$ 243.05	\$ 240.31
<u>Debt Assessment For Townhomes</u>	<u>\$ 655.74</u>	<u>\$ 656.29</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
<b>Total</b>	<b>\$ 1,109.86</b>	<b>\$ 1,109.32</b>	<b>\$ 1,109.30</b>	<b>\$ 1,109.23</b>
Administrative Assessment For Single Family Homes	\$ 273.91	\$ 275.75	\$ 276.71	\$ 279.38
Maintenance Assessments For Single Family Homes	\$ 180.21	\$ 177.28	\$ 243.05	\$ 240.31
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,268.35</u>	<u>\$ 1,269.40</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>
<b>Total</b>	<b>\$ 1,722.47</b>	<b>\$ 1,722.43</b>	<b>\$ 1,659.23</b>	<b>\$ 1,659.16</b>

### \* Assessments Include the Following :

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

### Community Information:

Townhomes	178
<u>Single Family Units</u>	<u>94</u>
Total Units	272