



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 2, 2023  
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  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CENTURY GARDENS VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Executive Center  
8785 SW 165th Avenue, Suite 200  
Miami, Florida 33193  
**REGULAR BOARD MEETING**  
March 2, 2023  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Declare Vacancies and Consider Appointment to Fill Vacancies (Seats 3, 4 & 5)
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Consider Resolution No. 2023-01 – Election of Officers.....Page 2
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 6, 2022 Regular Board Meeting.....Page 3
- J. Old Business
  - 1. Update Regarding Tree Removal (Arborist Report – Trimscape).....Page 6
  - 2. Update Regarding Raised Sidewalk Repairs
  - 3. Update Regarding Irrigation System Repairs
- K. New Business
  - 1. Consider Rate Adjustment – Alvarez Engineers.....Page 18
  - 2. Consider Adjustment to District Counsel Fee Structure.....Page 20
  - 3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 22
- L. Administrative & Operational Matters
- M. Board Member & Staff Closing Comments
- N. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

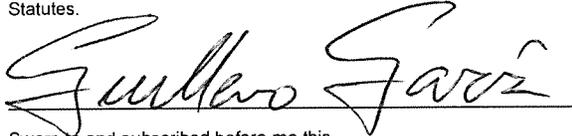
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

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

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

09/23/2022

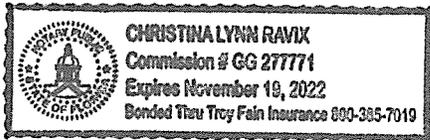
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this 23 day of SEPTEMBER, A.D. 2022



(SEAL)  
GUILLERMO GARCIA personally known to me



**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)

9/23

22-51/0000621423M

**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Century Gardens Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Section 190.006(6), *Florida Statutes*, as soon as practicable after each election or appointment to the Board, the Board shall organize by electing one (1) of its members as chairperson and by electing a secretary, and such other officers as the Board may deem necessary.

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairperson
_____	Vice Chairperson
_____	Secretary/Treasurer
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 2<sup>nd</sup> day of March, 2023.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 6, 2022**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 6, 2022, Special Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:53 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165<sup>th</sup> Street, Miami, Florida 33193.

**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 September 23, 2022, as part of the District’s Fiscal Year 2022/2023 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 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.

Others in attendance: Barbara Almanza, Miami, Florida.

**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. July 7, 2022, Special Board Meeting and Public Hearing**

Mr. Silva presented the minutes of the July 7, 2022, Special Board Meeting and Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Conde-Matos, seconded by Ms. Mastrodomenico and unanimously passed approving the minutes of the July 7, 2022, Special Board Meeting, as presented.

**G. OLD BUSINESS**

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

Mr. Silva advised that the Field Operations Team has been in contact with a couple of landscapers who informed them that the only way to address the root intrusion concerns would be to completely remove the trees, which would cause damage.

Mr. Silva stated that an arborist will be visiting the District in the upcoming weeks to determine the number of trees whose root systems are affecting utilities and raising sidewalks/driveway approaches so that the trees can be removed. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed to approve an amount not to exceed \$9,000 for the removal of trees (including stump grinding and installation of sod) whose root systems are affecting utilities and raising sidewalks/driveway approaches.

## **2. Update Regarding Raised Sidewalk Repairs**

Mr. Silva stated that Field Ops will be conducting an inspection of the raised sidewalks after the trees that are raising some sidewalks have been removed.

## **3. Discussion Regarding Irrigation System**

Mr. Silva advised that the irrigation system repairs for Clock A had been completed. The irrigation maintenance contractors have now commenced working on Clock B and expect the repairs to be completed within the next few months.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget**

Mr. Silva presented Resolution No. 2022-05, entitled:

#### **RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$169,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed to adopt Resolution No. 2022-05, as presented, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative and Operational matters at this time.

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

Mr. Silva stated that he had inspected the District prior to the meeting and observed that the sidewalks were in need of the pressure cleaning services. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed to approve an amount not to exceed \$10,000 for the pressure cleaning of the sidewalks within the District.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed to adjourn the Regular Board Meeting at 7:40 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



Trimscape Corp

Jaimie Deery, ISA Certified Arborist

19525 SW 272<sup>nd</sup> St Homestead FL 33031

305-978-5558

[Trimscape@hotmail.com](mailto:Trimscape@hotmail.com)

December. 12, 2022

Century Gardens Village CDD

c/o Pablo Jerez & Armando Silva

### **Outline**

I have observed the above referenced property on December 7 2022 and December 9 2022 to evaluate all of the existing trees in the swales that are property of the CDD. Tree Species that were included in the evaluation were 131 Live oaks (*Quercus virginiana*) including 1 that is a stump, 2 Wild tamarind (*Lysiloma sabicu*), 20 Christmas palms (*Adonidia merrillii*) and 1 Crape Myrtle (*Lagerstroemia*). I found most of these trees to be in good health, however I have serious concern that most pose a **high** level of risk to both persons and property due to space limitations. These risks include trip and fall hazards, damage to sidewalks, driveways, street pavement, underground utilities, vehicles driving over damaged pavement areas and also presents a liability and repair costs to the CDD.

### **Recommendations**

I rated the trees as a risk to nearby targets with a level of Low= L, Moderate=M or High=H. The trees with a high risk are recommended for removal immediately, the moderate risk level trees are recommended to be removed within the next 3- 5 years and the low risk level trees are recommended for reevaluation and possible removal within the next 5 years. My decision to put the trees into the high risk category were based off of roots already affecting nearby sidewalks, driveways, streets and/ or underground utilities, my choice for the moderate risk category was due to roots not yet visually affecting any sidewalks, driveways, streets or utilities but based on planting area and my knowledge of the species and their growth potential and how they will grow to affect the said areas as they mature within the next 3-5 years.

### **Primary Concerns**

There are a total of 85 live oak trees, and 2 wild tamarind trees I am rating as high risk and recommending immediate action for removal. The concern is that the area where these 87 trees were installed is insufficient amount of space for these large species of trees and they are actively lifting sidewalks, driveways, streets and invading underground utilities causing extreme hazard to targets such



as persons and property, unfortunately, no extent of mitigation would remove this risk or avoid further damage from occurring. There are a total of 37 live oak trees I rated as a moderate risk due to the space limitations and that within the next 3-5 years they will outgrow these areas but are not visibly lifting pavement or causing hazards as of yet. However, as the said trees continue to grow they will proceed to raise nearby pavement, asphalt, and sidewalks creating trip hazards to pedestrians, homeowners, and visitors as well as encroaching into underground utilities causing interference with operations. There are a total of 3 double Christmas palms rated as a moderate hazard due to being planted slightly above grade creating a trip hazard and it is recommended that these either be removed or replanted properly to alleviate the potential of a tripping hazard however due to their shallow root systems they do not pose a risk to lifting pavement or underground utilities. The other remaining 27 trees are rated as low risk 10 of those being Live oaks and 17 of them Christmas palms and are recommended for reevaluation in the next 3-5 years.

#### **Other Observations**

There are also several trees improperly pruned throughout the community creating structurally weak trees that are a hazard during storms and or heavy winds and these are included on the list to be removed. Most of the hardwood trees recommended for removal are planted in approximately 3sq ft areas surrounded by pavement and the recommended planting distance from a sidewalk or driveway for live oak trees at max genetic potential is 13 ft. Also, some of the areas where trees have been removed there are still damaged and lifted sidewalks that still pose a present trip or fall risk to homeowners, visitors, pedestrians, and other persons.

#### **Conclusion**

Attached you will find a table of planting space recommendations from the Ifas Extension as well as a spreadsheet with recommended trees for removal and their locations. Unfortunately, no level of mitigation such as pruning, reduction, or root barriers will eliminate these hazards of the said trees, and is why I am recommending removal either immediately or in the near future. You will also find attached photos of some trees recommended for removal. If needed please refer to this drop box link <https://www.dropbox.com/scl/fo/37ndcrgf1mo0ce9rihfdq/h?dl=0&rlkey=qjpvqtz1fptklxmw9moefb18h> for all photos taken of trees within this tree risk assessment.

**\*If the trees are removed, this will require a permitted approval from the Miami Dade County Department of Environmental Resource Management.** If you have any questions regarding this report, please do not hesitate to contact me and I will be happy to answer your questions and discuss and concerns you may have.

Best Regards,

*Jaimie Deery*

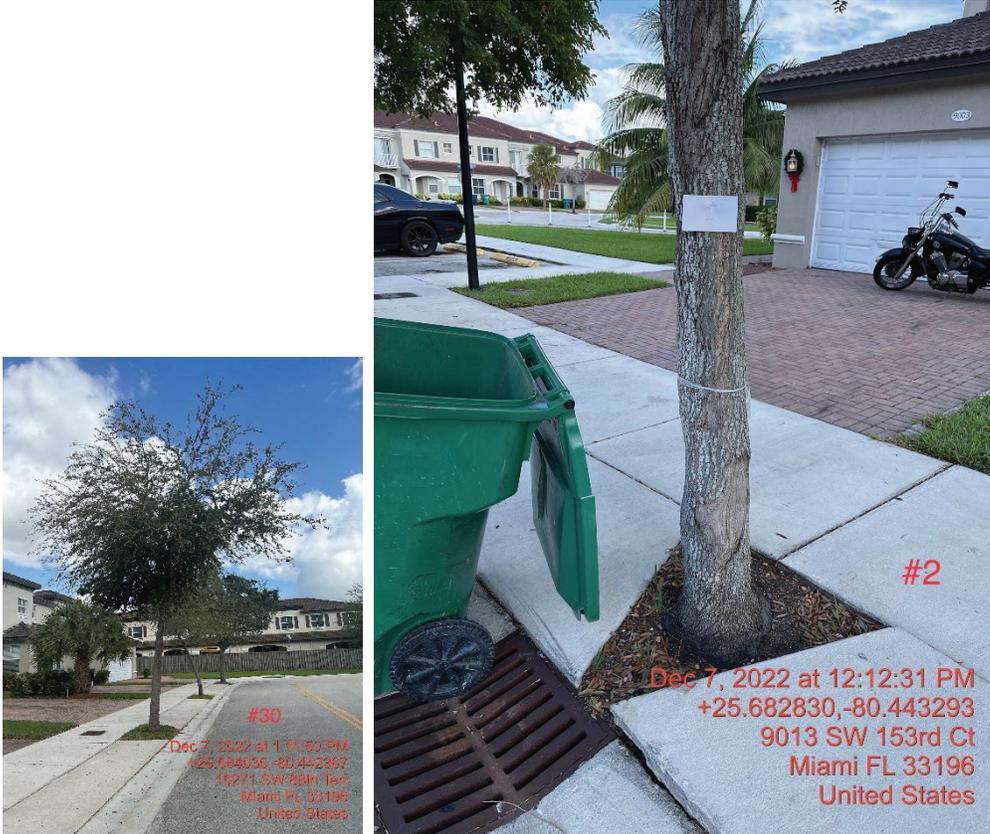
**ISA Certified Arborist**

**FL-9897A**

Photos of some of the Live oak trees with a high level of risk being recommended for immediate removal.



Continued Photos of Oak trees



Street view of trees for removal



Photos of Palm trees planted above grade showing tripping hazard



Below Photos of palm trees planted where sidewalk was damaged from tree that was there before





Botanical Name	Common Name	Max Genetic Potential <sup>w</sup>		75% of Max Genetic Potential		50% of Max Genetic Potential		25% of Max Genetic Potential	
		Planting Distance <sup>x</sup>	Planting Width <sup>y</sup>	Planting Distance	Planting Width	Planting Distance	Planting Width	Planting Distance	Planting Width
<i>Acer rubrum</i>	red maple	8 ft	16 ft	7 ft	14 ft	6 ft	12 ft	5 ft	10 ft
<i>Quercus virginiana</i>	southern live oak	13 ft	27 ft	11 ft	22 ft	9 ft	17 ft	6 ft	13 ft

## Tree Survery report for: Century Gardens Village CDD

ID#	Location	Common name	Scientific name	DBH (IN)	Height (Ft)	Canopy Spread (Ft)	Risk Factor	Condition	Comments
1	9003 SW 153rd Ct	Wild tamarind	Lysiloma sabicu	9.5	16	19	H	fair	affecting dw sw u & s
2	9013 SW 153rd Ct	Live Oak	Quercus virginiana	8	18	12	H	fair	affecting dw, sw u & s
3	9013 SW 153rd Ct	Live Oak	Quercus virginiana	6.5	17	14	H	fair	affecting dw, sw u & s
4	9024 SW 153rd Ct	Live Oak	Quercus virginiana	6.2	18	13	H	fair	affecting dw, sw u & s
5	9034 SW 153rd Ct	Live Oak	Quercus virginiana	4.8	15	10	H	fair	affecting dw, sw, s
6	9063 SW 153rd Ct	Christmas palm	Adonidia merrillii	11	10	6	M	good	Multi trunk, planted above grade creating a tripping hazard
7	9069 SW 153rd Ct	Live Oak	Quercus virginiana	7.8	14	16	H	fair	affecting dw, sw & s
8	9054 SW 153rd Ct	Live Oak	Quercus virginiana	8	17	19	H	fair	affecting dw, sw, u & s
9	9095 SW 153rd Ct	Live Oak	Quercus virginiana	6.7	15	14	H	fair	affecting dw, sw, s
10	9095 SW 153rd Ct	Live Oak	Quercus virginiana	8	14	13	L	good	Tree needs trimming in accordance with ANSI A 300 guidelines to provide streetsign view
11	9087 SW 153rd Ct	Live Oak	Quercus virginiana	7.6	16	13	H	fair	affecting dw, sw, u & s
12	9074 SW 153rd Ct	Live Oak	Quercus virginiana	6	15	11	H	fair	affecting dw, sw, s
13	9087 SW 153rd Ct	Live Oak	Quercus virginiana	5.6	15	12	H	fair	affecting dw, sw, u & s
14	9054 SW 153rd Ct	Live Oak	Quercus virginiana	7.4	17	17	H	fair	affecting dw, sw, u & s
15	9054 SW 153rd Ct	Live Oak	Quercus virginiana	5.6	17	16	H	poor	Nutrient deficiencies present, affecting dw, sw, & s
16	9034 SW 153rd Ct	Live Oak	Quercus virginiana	5	15	13	H	fair	affecting dw, sw, u & s
17	8954 SW 153rd Ct	Live Oak	Quercus virginiana	4.6	14	9	H	good	affecting dw, sw, & s
18	8954 SW 153rd Ct	Live Oak	Quercus virginiana	8	17	16	H	good	affecting dw, sw, u & s
19	8924 SW 153rd Ct	Live Oak	Quercus virginiana	6	20	17	H	good	affecting dw, sw, u & s
20	8914 SW 153rd Ct	Live Oak	Quercus virginiana	6.2	15	17	H	fair	affecting dw, sw, u & s
21	8834 SW 153rd Ct	Live Oak	Quercus virginiana	11.8	21	26	H	fair	affecting dw, sw, u & s
22	8901 SW 153rd Ct	Live Oak	Quercus virginiana	6.8	18	20	H	good	affecting dw, sw & s
23	8901 SW 153rd Ct	Christmas palm	Adonidia merrillii	3.8	8	4	L	good	tree is fine but sidewalk needs repair from previous tree damage
24	8844 SW 153rd Ct	Live Oak	Quercus virginiana	5.8	12	15	H	good	Leaning, affecting sw, dw, u & s

## Tree Survery report for: Century Gardens Village CDD

25	8834 SW 153rd Ct	Live Oak	Quercus virginiana	10.1	21	18	H	good	affecting dw, sw, u & s
26	15285 SW 88th Terr	Live Oak	Quercus virginiana	6.5	16	16	H	good	affecting dw, sw, & s
27	15283 SW 88th Terr	Live Oak	Quercus virginiana	9.9	18	15	H	okay	some bark damage, affecting dw, sw, & s
28	15275 SW 88th Terr	Live Oak	Quercus virginiana	8	18	20	H	okay	old wounds along trunk, affecting dw, sw, u & s
29	15275 SW 88th Terr	Live Oak	Quercus virginiana	8.3	18	19	H	okay	affecting dw, sw, u & s
30	15271 SW 88th Terr	Live Oak	Quercus virginiana	7.1	18	19	H	good	affecting dw, sw, u & s
31	15269 SW 88th Terr	Live Oak	Quercus virginiana	5.3	17	12	H	okay	some reaction wood present at base from leaning, affecting dw, sw, & s
32	15267 sw 88th terr	Live Oak	Quercus virginiana	10.8	20	22	H	good	affecting dw, sw, u & s ( roots are already traveling pass sidewalk towards house)
33	15272 SW 88th terr	Live Oak	Quercus virginiana	9.3	19	19	H	okay	affecting dw, sw & s
34	15272 SW 88th terr	Live Oak	Quercus virginiana	12	21	34	H	okay	codominant stems, affecting dw, sw, u & s
35	15278 SW 88th Terr	Live Oak	Quercus virginiana				L		stump needs to be removed tree was cut down
36	15278 SW 88th Terr	Christmas palm	Adonidia merrillii	4.5	7	4	L	Excellent	No issues noted
37	15283 SW 88th Terr	Live Oak	Quercus virginiana	11.3	17	22	H	fair	Affecting dw, sw, & s
38	15288 SW 88th terr	Live Oak	Quercus virginiana	8.5	16	4	H	poor	Hat racked, overgrown roots, Affecting dw, sw, u & s
39	15304 SW 88th Terr	Live Oak	Quercus virginiana	9.2	17	4	H	poor	Hat racked, overgrown roots, Affecting dw, sw, u & s
40	15286 SW 89th Terr	Christmas palm	Adonidia merrillii	4	8	5	L	Excellent	Sidewalk and driveway need repair from previous tree
41	15303 SW 89th Terr	Live Oak	Quercus virginiana	6.9	15	4	H	poor	tree is dying and is affecting dw, sw, u & s
42	15285 SW 89th Terr	Wild tamarind	Lysiloma sabicu	7	6	1	H	poor	tree was damaged and growing back, affecting dw, sw & s
43	15285 SW 89th Terr	Live Oak	Quercus virginiana	7.3	17	17	H	fair	Affecting dw, sw, & s
44	15280 SW 89th terr	Live Oak	Quercus virginiana	5.4	16	13	H	okay	affecting dw, sw, & s
45	15277 SW 89th Terr	Live Oak	Quercus virginiana	9.4	22	25	H	okay	circling roots and affecting dw, sw, u & s
46	15275 Sw 89th Terr	Live Oak	Quercus virginiana	10.8	22	26	H	fair	Affecting dw, sw, u, & s. Included bark from past improper pruning creating a structurally weak tree
47	15269 Sw 89th Terr	Live Oak	Quercus virginiana	7.1	17	16	H	poor	improper pruning, affecting sw, dw, u, & s
48	8954 SW 152nd Path	Live Oak	Quercus virginiana	12	23	20	H	good	affecting dw, sw, & s
49	8934 SW 152nd Path	Live Oak	Quercus virginiana	8.1	20	15	H	good	Affecting dw, sw, u, & s.
50	8953 SW 152nd Path	Live Oak	Quercus virginiana	10.1	20	22	H	good	affecting dw, sw, u & s
51	8910 SW 152nd Ct	Live Oak	Quercus virginiana	8.9	18	15	H	fair	Tree is growing around rebar, affecting dw, sw, u & s
52	8881 SW 152nd Ct	Live Oak	Quercus virginiana	8	19	14	H	fair	damage from cars noted, affecting dw, sw, & s

## Tree Survery report for: Century Gardens Village CDD

53	8870 SW 152nd Ct	Live Oak	Quercus virginiana	7.2	18	16	H	fair	Tree is growing around rebar, affecting dw, sw, u & s
54	8870 SW 152nd Ct	Live Oak	Quercus virginiana	8.7	18	21	H	fair	Affecting dw, sw, u & s. Cracks were noted in drain below tree
55	8850 SW 152nd Ct	Live Oak	Quercus virginiana	7.7	18	19	H	good	affecting dw, sw, u & s
56	8820 SW 152nd Ct	Live Oak	Quercus virginiana	11	20	26	H	good	affecting dw, sw, & s
57	8801 SW 152nd Ct	Live Oak	Quercus virginiana	7.6	20	18	H	poor	affecting dw, sw, u & s
58	8800 SW 152nd Ct	Live Oak	Quercus virginiana	9.7	21	19	L	excell ent	no issues noted and does not seem to be posing any issues at this time.
59	8820 SW 152nd Ct	Live Oak	Quercus virginiana	6.7	18	13	H	fair	affecting dw, sw, u & s
60	8811 SW 152nd ct	Live Oak	Quercus virginiana	5	15	11	H	good	affecting dw, sw, & s
61	8821 SW 152nd Ct	Live Oak	Quercus virginiana	4.7	15	10	H	good	affecting dw, sw, u & s
62	15227 SW 88th Terr	Live Oak	Quercus virginiana	8.4	22	20	L	excell ent	Tree does not appear to be affecting anything at this time
63	8941 SW 152nd Ct	Christmas palm	Adonidia merrillii	3.5	8	4	L	excell ent	no issues noted
64	8951 SW 152nd Ct	Live Oak	Quercus virginiana	9.2	20	16	M	good	Affecting sidewalk and possibly utilities
65	9001 SW 152nd Ct	Live Oak	Quercus virginiana	5.6	25	11	M	fair	tree is competing with neighboring larger green buttonwood, affecting sidewalk
66	9031 SW 152nd Ct	Live Oak	Quercus virginiana	8.5	12	3	M	poor	Potential to affect sw,dw,u,s within 3-5y
67	9051 SW 152nd ct	Live Oak	Quercus virginiana	8	18	13	M	fair	Potential to affect sw,dw,u,s within 3-5y
68	9071 SW 152nd ct	live oak	Quercus virginiana	9.1	21	16	M	fair	Potential to affect sw,dw,u,s within 3-5y
69	9071 SW 152nd ct	Live Oak	Quercus virginiana	13	25	20	H	good	affecting sw, dw, u & s
70	9101 SW 152nd ct	crape myrtle	Lagerstroemia	4	13	4	L	excell ent	Newly installed, no concerns noted
71	9111 Sw 152nd ct	Christmas palm	Adonidia merrillii	3.7	8	4	L	excell ent	no issues noted
72	9121 SW 152nd Ct	Christmas palm	Adonidia merrillii	3.6	10	4.5	L	Excell ent	no issues noted
73	9121 SW 152nd Ct	Christmas palm	Adonidia merrillii	8.9	10	6	L	good	double palm no issues noted
74	9120 SW 152nd Ct	Live Oak	Quercus virginiana	10.5	19	17	M	fair	Potential to affect sw,dw,u,s within 3-5y
75	9131 SW 152nd Ct	Live Oak	Quercus virginiana	7.2	19	10	M	fair	Potential to affect sw,dw,u,s within 3-5y
76	9140 sw 152nd ct	Live Oak	Quercus virginiana	6.5	18	12	M	fair	Potential to affect sw,dw,u,s within 3-5y
77	9151 SW 152nd Ct	Live Oak	Quercus virginiana	9	419	20	M	fair	Potential to affect sw,dw,u,s within 3-5y
78	Along SW 92nd St by school	Live Oak	Quercus virginiana	6.4	13	8	M	poor	Potential to affect sw,dw,u,s within 3-5y
79	Along SW 92nd St by school	Live Oak	Quercus virginiana	7.1	13	8	M	poor	Potential to affect sw,dw,u,s within 3-5y
80	Along SW 92nd St by school	Live Oak	Quercus virginiana	6.3	13	8	M	poor	Potential to affect sw,dw,u,s within 3-5y

## Tree Survery report for: Century Gardens Village CDD

81	Along SW 92nd St by school	Live Oak	Quercus virginiana	5.2	12	6	M	poor	Potential to affect sw,dw,u,s within 3-5y
82	Along SW 92nd St by school	Live Oak	Quercus virginiana	5.3	10	4	M	poor	Potential to affect sw,dw,u,s within 3-5y
83	Along SW 92nd St by school	Live Oak	Quercus virginiana	5	14	5	M	poor	Potential to affect sw,dw,u,s within 3-5y
84	Along SW 92nd St by school	Live Oak	Quercus virginiana	6.1	13	9	M	poor	Potential to affect sw,dw,u,s within 3-5y
85	Along SW 92nd St by school	Live Oak	Quercus virginiana	7.1	15	12	M	poor	Potential to affect sw,dw,u,s within 3-5y
86	Along SW 92nd St by school	Live Oak	Quercus virginiana	5.7	14	12	M	poor	Potential to affect sw,dw,u,s within 3-5y
87	15376 SW 93rd Lane	live oak	Quercus virginiana	7	17	6	L	fair	tree is not being trimmed properly to ANSI A 300 standards
88	9183 SW 152nd Path	Live Oak	Quercus virginiana	8.7	17	17	H	fair	affecting sw,dw, u & s
89	9183 SW 152nd Path	Live Oak	Quercus virginiana	9	17	23	H	fair	affecting dw, sw, & s
90	9133 SW 152nd Path	Live Oak	Quercus virginiana	10.9	20	24	H	fair	affecting dw, sw, u & s
91	9113 SW 152nd path	Christmas palm	Adonidia merrillii	3	6	3	L	excell ent	Sidewalk needs repair from previous trees damage
92	9113 SW 152nd path	Live Oak	Quercus virginiana	8.6	16	13	H	fair	affecting dw, sw, u & s roots are very overgrown
93	9114 SW 152nd path	Live Oak	Quercus virginiana	9	18	13	H	fair	affecting dw, sw, u & s
94	9114 SW 152nd path	Live Oak	Quercus virginiana	11	20	22	H	fair	affecting dw, sw, u & s
95	9134 SW 152nd Path	Live Oak	Quercus virginiana	6.5	16	13	H	fair	affecting dw, sw, & s
96	9174 SW 152nd Path	Live Oak	Quercus virginiana	6.4	15	16	H	fair	affecting sw, dw, & s
97	9183 SW 152nd Path	Live Oak	Quercus virginiana	9.4	20	14	H	good	affecting dw, sw, u, & s
98	15262 SW 91st Ln	Christmas palm	Adonidia merrillii	3	6	4	L	excell ent	no issues noted
99	15266 SW 91st Ln	Live Oak	Quercus virginiana	8.6	18	17	H	good	affecting sw, dw, u & s
100	15268 SW 91st Ln	Live Oak	Quercus virginiana	9.5	19	17	H	fair	Affecting dw, sw, u & s
101	15272 SW 91st Ln	Christmas palm	Adonidia merrillii	3	7	3	L	excell ent	tree is in good health but sidewalk needs replace from previous tree damage
102	15272 SW 91st Ln	Live Oak	Quercus virginiana	11.5	22	24	H	good	affecting sw, dw, u & s (crack in storm drain below tree noted)
103	15274 SW 91st Ln	Live Oak	Quercus virginiana	10	25	26	H	fair	over grown roots, is affecting sw,dw & s
104	15282 SW 91st Ln	Live Oak	Quercus virginiana	6.6	17	15	H	fair	tree is leaning and roots affecting sw
105	15282 SW 91st Ln	Live Oak	Quercus virginiana	9.4	18	10	M	good	Potential to affect sw,dw,u,s within 3-5y
106	9195 SW 153rd Ave	Live Oak	Quercus virginiana	9.2	21	10	H	fair	Roots are affecting sw, dw, & s
107	9195 SW 153rd Ave	Live Oak	Quercus virginiana	10	20	15	H	fair	affecting dw, sw, u & s
108	9101 SW 153rd Ave	Live Oak	Quercus virginiana	9	23	17	H	fair	affecting sw, dw,& u

## Tree Survery report for: Century Gardens Village CDD

109	9140 SW 153rd Ave	Live Oak	Quercus virginiana	7	12	8	L	poor	tree is being pruned for shape not to ANSI A300 creating a structurally weak tree
110	15310 SW 91st Ln	Live Oak	Quercus virginiana	6.2	17	15	L	poor	no issues noted
111	15310 SW 91st Ln	Live Oak	Quercus virginiana	6.6	12	5	L	poor	being pruned to shape not to ANSI A300 Standards creating a structurllly weak tree
112	15340 SW 91st Ln	Live Oak	Quercus virginiana	8.1	18	14	M	fair	Potential to affect sw,dw,u,s within 3-5y
113	15350 SW 91st Ln	Live Oak	Quercus virginiana	7.3	17	23	M	okay	Potential to affect sw,dw,u,s within 3-5y
114	15370 SW 91st Ln	Live Oak	Quercus virginiana	8.4	18	21	M	fair	Potential to affect sw,dw,u,s within 3-5y
115	9201 SW 153rd Psg	Live Oak	Quercus virginiana	6.8	16	14	H	fair	affecting sw, u & s
116	9299 SW 15rd Psg	Live Oak	Quercus virginiana	7.4	19	17	L	fair	no issues noted
117	9200 SW 153rd Psg	Live Oak	Quercus virginiana	6.8	17	13	M	fair	Potential to affect sw,dw,u,s within 3-5y
118	9210 SW 153rd Psg	Live Oak	Quercus virginiana	8.7	18	19	M	fair	Potential to affect sw,dw,u,s within 3-5y
119	9220 SW 153rd Psg	Live Oak	Quercus virginiana	10	19	22	M	fair	Potential to affect sw,dw,u,s within 3-5y
120	9141 SW 153rd Psg	Live Oak	Quercus virginiana	7.7	18	17	M	fair	Potential to affect sw,dw,u,s within 3-5y
121	9160 SW 153rd Psg	Live Oak	Quercus virginiana	9.2	19	20	M	good	Potential to affect sw,dw,u,s within 3-5y
122	9125 SW 153rd Psg	Live Oak	Quercus virginiana	8.5	19	19	H	good	
123	9125 SW 153rd Psg	Live Oak	Quercus virginiana	8.7	21	19	H	fair	leaning
124	9125 SW 153rd Psg	Live Oak	Quercus virginiana	12	20	26	M	fair	Potential to affect sw,dw,u,s within 3-5y
125	9125 SW 153rd Psg	Christmas palm	Adonidia merrillii	9.8	12	10	M	fair	Tree was planted above grade causing tripping hazard
126	9125 SW 153rd Psg	Live Oak	Quercus virginiana	12	25	36	M	good	Potential to affect sw,dw,u,s within 3-5y
127	9120 Sw 153rd Psg	Christmas palm	Adonidia merrillii	9.2	12	10	M	good	some bark damage, tree is planted above grade
128	9109 SW 15rd Psg	Live Oak	Quercus virginiana	5.5	14	10	M	fair	Potential to affect sw,dw,u,s within 3-5y
129	9109 SW 15rd Psg	Live Oak	Quercus virginiana	10.3	18	28	M	fair	Potential to affect sw,dw,u,s within 3-5y
130	9050 SW 153rd Psg	Live Oak	Quercus virginiana	8.8	19	18	H	poor	Tree is indicative of a deficiency
131	9100 SW 153rd Psg	Christmas palm	Adonidia merrillii	10.2	12	8	L	good	
132	15393 SW 90th Terr	Live Oak	Quercus virginiana	8.7	25	18	M	good	Potential to affect sw,dw,u,s within 3-5y
133	15301 SW 90th Terr	Live Oak	Quercus virginiana	13.7	28	25	L	Excell ent	
134	9100 SW 153rd Psg	Christmas palm	Adonidia merrillii	10.3	15	10	L	excell ent	
135	15301 SW 90th Terr	Christmas palm	Adonidia merrillii	10	15	10	L	excell ent	
136	15389 SW 90th Terr	Christmas palm	Adonidia merrillii	10.1	15	10	L	excell ent	

## Tree Survery report for: Century Gardens Village CDD

137	15389 SW 90th Terr	Christmas palm	Adonidia merrillii	10	15	10	L	excell ent	Weed eater damage noted at base of tree
138	15389 SW 90th Terr	Christmas palm	Adonidia merrillii	10.2	15	10	L	excell ent	Weed eater damage noted at base of tree
139	SW 91st st	Live Oak	Quercus virginiana	7	16	18	M	good	Potential to affect sw,dw,u,s within 3-5y
140	SW 91st st	Live Oak	Quercus virginiana	9	17	18	M	good	Potential to affect sw,dw,u,s within 3-5y
141	SW 153rd Path	Live Oak	Quercus virginiana	11.8	17	23	M	Good	Potential to affect sw,dw,u,s within 3-5y
142	SW 153rd Path	Live Oak	Quercus virginiana	13	21	22	M	good	Potential to affect sw,dw,u,s within 3-5y
143	SW 153rd Path	Live Oak	Quercus virginiana	10	21	23	M	good	Potential to affect sw,dw,u,s within 3-5y
144	15342 SW 91st St	Live Oak	Quercus virginiana	7.5	18	18	H	fair	Lifting sidewalk
145	15364 SW 91st St	Live Oak	Quercus virginiana	7.5	17	14	H	fair	Underground utilities nearby
146	15358 SW 91st St	Live Oak	Quercus virginiana	7.7	19	24	H	fair	Circling roots
147	15340 SW 91st st	Live Oak	Quercus virginiana	6.4	18	18	H	fair	leaning and circling roots
148	15300 SW 91st St	Live Oak	Quercus virginiana	6	18	15	H	Fair	Underground Utilities nearby
149	15328 SW 91st ST	Live Oak	Quercus virginiana	8.2	19	12	H	Fair	Underground water Utilites near
150	15316 SW 91st ST	Live Oak	Quercus virginiana	7.9	19	24	H	Fair	
151	15293 SW 91st St	Live Oak	Quercus virginiana	9.7	20	26	H	Fair	Underground Utilities nearby, affecting sw & dw
152	15293 SW 91st St	Live Oak	Quercus virginiana	8.7	18	22	H	Fair	Underground utilities nearby
153	15287 SW 91st st	Live Oak	Quercus virginiana	4.8	17	14	H	Fair	Underground Utilities nearby/ Tree is also leaning
154	15275 SW 91st St	Live Oak	Quercus virginiana	5	14	14	H	Fair	Underground utilities nearby



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
Website [www.alvarezeng.com](http://www.alvarezeng.com)

February 16, 2023

Board of Supervisors  
Century Gardens Village Community Development District  
Attn: District Manager Armando Silva  
Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, FL 33410

**Reference:** Century Gardens Village Community Development District  
Alvarez Engineers Personnel Billing Rates  
**Via:** Email Only: [asilva@sdsinc.org](mailto:asilva@sdsinc.org)

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated April 4, 2007, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table. Our rates were last revised and approved via motion by the Board on March 4, 2015.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

A handwritten signature in blue ink, appearing to read "Juan R. Alvarez", with a long horizontal line extending to the right.

Juan R. Alvarez, President  
Alvarez Engineers, Inc.

Century Gardens Village CDD			
Current 2015 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
CADD	\$ 95.00	Senior Designer	\$ 110.00
		CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

**Staff Classification**

Principal  
 Senior Engineer  
 Engineer 2  
 Engineer 1  
 Electrical Engineer  
 Engineer Intern  
 Senior Designer  
 CADD/Computer Technician  
 Senior Engineering Technician  
 Engineering Technician  
 Senior Administrative  
 Administrative

**Definition**

Professional Engineer with 20+ years of post registration experience  
 Professional Engineer with 10+ years of post registration experience  
 Professional Engineer with 5+ years of post registration experience  
 Professional Engineer with 0+ years of post registration experience  
 Electrical Engineer with 2+ years of post-graduate experience  
 Entry level with engineering degree; Engineering Intern License  
 15+ years of design experience, non-registered  
 Design and Drafting with 1+ year of experience  
 5+ years of experience  
 Entry level, with 0-4 years of experience  
 Degreed executive assistant with 8+ years of experience  
 Secretary / Clerical

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

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PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GREGORY F. GEORGE  
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
SHIRLEY A. DELUNA  
GERALD L. KNIGHT  
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

February 7, 2023

VIA E-MAIL ONLY—asilva@sdsinc.org

Mr. Armando Silva  
District Manager  
Special District Services, LLC  
2501 A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure  
Century Gardens Village Community Development District  
Our File: 829.06230**

Dear Armando:

This firm's current fee structure has been in place since 2006. Although we are certainly 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 us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 47.5% increase since the year 2006 and we have not raised our fees during that time.

Mr. Armando Silva  
February 7, 2023  
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Scott C. Cochran  
For the Firm

SCC/jmp

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 6, 2023 at 6:30 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 2<sup>nd</sup> day of March, 2023.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Century Gardens Village  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/20234  
October 1, 2023 - September 30, 2024**

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- II     DETAILED PROPOSED BUDGET**
- III    DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV    ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	77,409
Maintenance Assessments	63,925
Debt Assessments	212,048
Other Revenues	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 353,682</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	3,200
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 60,090</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes	230
Management	34,884
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,200
Insurance	6,500
Legal Advertisements	800
Miscellaneous	1,500
Postage	300
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 73,064</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 133,154</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 220,528</b>
Bond Payments	(199,325)
<b>BALANCE</b>	<b>\$ 21,203</b>
County Appraiser & Tax Collector Fee	(7,068)
Discounts For Early Payments	(14,135)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	75,877	75,990	77,409	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	66,107	65,362	63,925	Expenditures/.94
Debt Assessments	212,049	212,048	212,048	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	25	300	300	Interest Estimated At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 354,058</b>	<b>\$ 353,700</b>	<b>\$ 353,682</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	1,875	1,500	1,500	No Change From 2022/2023 Budget
Street/Roadway Maintenance	0	17,200	17,200	No Change From 2022/2023 Budget
Field Operations Management	1,800	1,800	1,800	No Change From 2022/2023 Budget
Miscellaneous Community Projects	0	32,765	32,765	No Change From 2022/2023 Budget
Capital Improvements	0	3,625	3,625	No Change From 2022/2023 Budget
Maintenance Contingency	24,043	4,550	3,200	\$1,350 Decrease From 2022/2023 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 27,718</b>	<b>\$ 61,440</b>	<b>\$ 60,090</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	900	3,000	3,000	No Change From 2022/2023 Budget
Payroll Taxes	69	230	230	Supervisor Fees * 7.65%
Management	32,892	33,876	34,884	CPI Adjustment (Capped At 3%)
Legal	8,084	8,500	8,500	No Change From 2022/2023 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,200	3,200	Accepted Amount For 2022/2023 Audit
Insurance	5,706	6,000	6,500	Fiscal Year 2022/2023 Expenditure Was \$6,134
Legal Advertisements	724	800	800	No Change From 2022/2023 Budget
Miscellaneous	624	1,650	1,500	\$150 Decrease From 2022/2023 Budget
Postage	173	325	300	\$25 Decrease From 2022/2023 Budget
Office Supplies	335	375	375	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2022/2023 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 66,482</b>	<b>\$ 71,731</b>	<b>\$ 73,064</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 94,200</b>	<b>\$ 133,171</b>	<b>\$ 133,154</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 259,858</b>	<b>\$ 220,529</b>	<b>\$ 220,528</b>	
Bond Payments	(205,729)	(199,325)	(199,325)	2024 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 54,129</b>	<b>\$ 21,204</b>	<b>\$ 21,203</b>	
County Appraiser & Tax Collector Fee	(3,411)	(7,068)	(7,068)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,950)	(14,136)	(14,135)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 37,768</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 37,768</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	359	25	100	Projected Interest For FY 2023/2024
NAV Tax Collection	202,229	199,325	199,325	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 202,588</b>	<b>\$ 199,350</b>	<b>\$ 199,425</b>	
<b>EXPENDITURES</b>				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2024
Interest Payments	85,045	81,745	76,495	Interest Payments Due In 2024
Bond Redemption	0	2,605	2,930	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 195,045</b>	<b>\$ 199,350</b>	<b>\$ 199,425</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,543</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 1/1/23 =	\$2,239,000		

## Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Administrative Assessment For Townhomes	\$ 275.75	\$ 276.71	\$ 279.38	\$ 284.60
Maintenance Assessment For Townhomes	\$ 177.28	\$ 243.05	\$ 240.31	\$ 235.03
<u>Debt Assessment For Townhomes</u>	<u>\$ 656.29</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
<b>Total</b>	<b>\$ 1,109.32</b>	<b>\$ 1,109.30</b>	<b>\$ 1,109.23</b>	<b>\$ 1,109.17</b>
Administrative Assessment For Single Family Homes	\$ 275.75	\$ 276.71	\$ 279.38	\$ 284.60
Maintenance Assessments For Single Family Homes	\$ 177.28	\$ 243.05	\$ 240.31	\$ 235.03
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,269.40</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>
<b>Total</b>	<b>\$ 1,722.43</b>	<b>\$ 1,659.23</b>	<b>\$ 1,659.16</b>	<b>\$ 1,659.10</b>

\* Assessments Include the Following :

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

Community Information:

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