



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 1, 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 & PUBLIC HEARING**  
June 1, 2023  
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 23, 2023 Special Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments Regarding Fiscal Year 2023/2024 Final Budget
  - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 8
- H. Old Business
  - 1. Update Regarding Tree Removal
  - 2. Update Regarding Irrigation System Repairs
- I. New Business
  - 1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 15
- J. Administrative & Operational Matters
  - 1. Statement of Financial Interests – Form 1
- K. Board Member & Staff Closing Comments
- L. 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

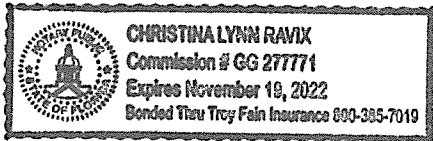
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*

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

*Christina Lynn Ravix*

(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

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MARCH 23, 2023**

**A. CALL TO ORDER**

District Manager Armando Silva called the March 23, 2023, Special Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:31 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 March 15, 2023, 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. DECLARE VACANCIES AND CONSIDER APPOINTMENT TO FILL VACANCIES (SEATS 3, 4 & 5)**

Mr. Silva advised that the 4-year terms of office for Seat 3 (currently held by Ms. Conde-Matos), Seat 4 (Currently held by Ms. Rodriguez) and Seat 5 (currently held by Ms. Dia) expired in November 2022. He further explained that no elector qualified for the aforementioned seats to be filled in the General Election. Pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within ninety (90) days of the second Tuesday following the General Election. Until such appointment, the incumbent board member in such seat shall remain in office.

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed to declare Seat 3, Seat 4 and Seat 5 as vacant effective November 22, 2022 and further authorizing incumbent board members in these seats to remain in office until the appointment of a qualified elector to such seats.

Mr. Silva stated that there is now a vacancy on the District’s Board of Supervisors (Seat #3) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed appointing Licette Conde-Matos to fill the vacancy of the unexpired 4-year term of office in Seat #3, which term of office shall expire in November 2026.

Mr. Silva stated that there is now a vacancy on the District’s Board of Supervisors (Seat #4) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed appointing Gladelmis Rodriguez to fill the vacancy of the unexpired 4-year term of office in Seat #4, which term of office shall expire in November 2026.

Mr. Silva stated that there is now a vacancy on the District’s Board of Supervisors (Seat #5) and asked if there were any interested persons that meet the qualifications and who would like to serve on the District Board. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed appointing Johanna Diaz to fill the vacancy of the unexpired 4-year term of office in Seat #5, which term of office shall expire in November 2026.

#### **E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES**

Mr. Silva, Notary Public of the State of Florida, administered the Oath of Office to Licette Conde-Matos and Johanna Diaz. In addition, Mr. Silva advised them of their duties and responsibilities as a Board Members with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2022 Form 1 must be completed and mailed to the Supervisor of Elections’ Office in the County of residency within thirty {30} days of appointment; and the Code of Ethics for Public Officials. Since Ms. Rodriguez was not in attendance, the Oath of Office will be emailed to her.

#### **F. CONSIDER RESOLUTION NO. 2023-01 – ELECTION OF OFFICERS**

Mr. Silva presented Resolution No. 2023-01, entitled:

**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.**

Mr. Silva stated that as a result of the recent changes to the District Board it would be in order to re-elect officers. The following slate of names was provided for election:

- Chairperson – Paola Mastrodomenico
- Vice Chairperson – Licette Conde-Matos
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Johanna Diaz, Yenfa Arias, Gladelmis Rodriguez, Nancy Nguyen and Gloria Perez

A discussion ensued after which:

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed to approve and adopt Resolution No. 2023-01, *electing* the officers as listed and stated above.

## **G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

## **H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

## **I. APPROVAL OF MINUTES**

### **1. October 6, 2022, Regular Board Meeting**

Mr. Silva presented the minutes of the October 6, 2022, Regular 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 October 6, 2022, Regular Board Meeting, as presented.

## **J. OLD BUSINESS**

### **1. Update Regarding Tree Removal (Arborist Report - Trimscape)**

Mr. Silva presented the Board with an Arborist Report from Trimscape which outlined the trees that were causing damage to the sidewalks and utilities. Mr. Silva stated that he will be addressing the most hazardous trees first and will stay within the previously approved amount of \$9,000 for the removal of trees (including stump grinding and installation of sod). More information regarding this matter will be presented at an upcoming meeting.

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

Mr. Silva stated that proposals for the repair of raised sidewalks would be obtained after the removal of the trees causing the damage.

### **3. 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 90% completed but District Field Ops Staff has been unable to contact the contractor for about 1-2 months to finalize the repairs. Because of this, Mr. Silva has requested the services of Trimscape Landscape Services for the repairs of the remaining portions of the irrigation system.

## **K. NEW BUSINESS**

### **1. Consider Rate Adjustment – Alvarez Engineers**

Mr. Silva presented a letter from Alvarez Engineers, the District Engineer, respectfully requesting the Board's consideration in updating the engineering hourly billing rates for engineering personnel. Mr. Silva informed the Board that the existing billing rates have been in effect since 2015. Mr. Silva also confirmed that the District's budget includes sufficient funds for the budget line, and that the increase in billing rates will not affect the District's budget. As per Alvarez Engineers, the billing rates will be reviewed again after a period of five (5) years. A discussion ensued, after which:

A motion was made Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed, accepting the updated billing rates proposed by Alvarez Engineers.

**2. Consider Rate Adjustment – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Mr. Cochran presented a letter from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., the District Counsel, respectfully requesting the Board’s consideration in updating the legal services hourly billing rates for personnel. Mr. Silva informed the Board that the existing billing rates have been in effect since 2006. Mr. Silva also confirmed that the District’s budget includes sufficient funds for the budget line, and that the increase in billing rates will not affect the District’s budget. A discussion ensued, after which:

A motion was made Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed, accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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

Mr. Silva presented Resolution No. 2023-01, entitled:

**RESOLUTION NO. 2023-01**

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

Mr. Silva provided a brief explanation for the resolution and stated that the proposed fiscal year 2023/2024 budget had been balanced with no carryover of the projected fund balance on September 30, 2023. 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. 2023-01, the Board must set a date for the public hearing to adopt the 2023/2024 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. 2023-01, as presented, setting the public hearing to adopt the 2023/2024 Fiscal Year budget and assessments for June 1, 2023, at 6:30 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

**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. Arias and unanimously passed to adjourn the Regular Board Meeting at 7:13 p.m.

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

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



## Miscellaneous Notices

Published in Miami Daily Business Review on May 19, 2023

### 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 June 1, 2023, 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 2023/2024 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)

5/12-19 23-09/0000661823M

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 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 2023/2024 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 2023/2024 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 1<sup>st</sup> day of June, 2023.

**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 2023/20234  
October 1, 2023 - September 30, 2024**

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**FINAL 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 FINAL 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 FINAL 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



**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 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 2023/2024; 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 2023/2024 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

**PASSED, ADOPTED and EFFECTIVE** this 1<sup>st</sup> day of June, 2023.

**ATTEST:**

**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 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 5, 2023  
November 2, 2023  
March 7, 2024  
April 4, 2024  
May 2, 2024  
June 6, 2024  
September 5, 2024**

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/2023**