

Century Gardens Village  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	77,330
Maintenance Assessments	63,925
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 354,503</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Inspections	1,500
Street/Roadway Maintenance	22,000
Field Operations Management	1,800
Pressure Cleaning	10,000
Stormwater Management System Maintenance	7,500
Miscellaneous Community Projects	14,090
Capital Improvements	40,000
Maintenance Contingency	3,200
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 100,090</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes	230
Management	36,960
Legal	8,500
Assessment Roll	7,500
Audit Fees	3,300
Insurance	7,400
Legal Advertisements	2,600
Miscellaneous	1,300
Postage	275
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,690</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 177,780</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 176,723</b>
Bond Payments	(199,325)
<b>BALANCE</b>	<b>\$ (22,602)</b>
County Appraiser & Tax Collector Fee	(7,066)
Discounts For Early Payments	(14,132)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (43,800)</b>
Carryover From Prior Year	43,800
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>

Note: Fiscal Year 2023/2024 Miscellaneous Community Projects Expenditures Included Tree Maintenance & Signs.

**DETAILED PROPOSED BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	78,211	77,386	77,330	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,925	63,925	63,925	Expenditures Less Carryover (91%)/.94
Debt Assessments	212,048	212,048	212,048	Bond Payments/.94
Other Revenues	7,345	0	0	
Interest Income	11,974	540	1,200	Interest Estimated At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 373,503</b>	<b>\$ 353,899</b>	<b>\$ 354,503</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	1,100	1,500	1,500	No Change From 2024/2025 Budget
Street/Roadway Maintenance	14,140	17,200	22,000	\$4,800 Increase From 2024/2025 Budget
Field Operations Management	1,800	1,800	1,800	No Change From 2024/2025 Budget
Pressure Cleaning	0	0	10,000	Pressure Cleaning
Stormwater Management System Maintenance	0	0	7,500	Stormwater Management System Maintenance
Miscellaneous Community Projects	30,154	32,765	14,090	\$18,675 Decrease From 2024/2025 Budget
Capital Improvements	0	3,625	40,000	Capital Improvements
Maintenance Contingency	980	3,200	3,200	No Change From 2024/2025 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 48,174</b>	<b>\$ 60,090</b>	<b>\$ 100,090</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,200	3,000	3,000	No Change From 2024/2025 Budget
Payroll Taxes	168	230	230	Supervisor Fees * 7.65%
Management	34,884	35,928	36,960	CPI Adjustment
Legal	8,493	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,200	3,300	\$100 Increase From 2024/2025 Budget
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,599	2,000	2,600	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	540	1,400	1,300	\$100 Decrease From 2024/2025 Budget
Postage	158	300	275	\$25 Decrease From 2024/2025 Budget
Office Supplies	261	375	350	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 72,872</b>	<b>\$ 75,908</b>	<b>\$ 77,690</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 121,046</b>	<b>\$ 135,998</b>	<b>\$ 177,780</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 252,457</b>	<b>\$ 217,901</b>	<b>\$ 176,723</b>	
Bond Payments	(202,314)	(199,325)	(199,325)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 50,143</b>	<b>\$ 18,576</b>	<b>\$ (22,602)</b>	
County Appraiser & Tax Collector Fee	(3,409)	(7,067)	(7,066)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,816)	(14,134)	(14,132)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 33,918</b>	<b>\$ (2,625)</b>	<b>\$ (43,800)</b>	
Carryover From Prior Year	0	2,625	43,800	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 33,918</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

Note: Fiscal Year 2023/2024 Miscellaneous Community Projects Expenditures Included Tree Maintenance & Signs.

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,986	500	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	202,314	199,325	199,325	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 208,300</b>	<b>\$ 199,825</b>	<b>\$ 200,325</b>	
<b>EXPENDITURES</b>				
Principal Payments	120,000	125,000	129,000	Principal Payment Due In 2026
Interest Payments	78,295	72,820	68,688	Interest Payments Due In 2026
Bond Redemption	0	2,005	2,637	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 198,295</b>	<b>\$ 199,825</b>	<b>\$ 200,325</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 10,005</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 1/1/25 =	\$2,004,000		

## Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative Assessment For Townhomes	\$ 279.38	\$ 284.60	\$ 284.51	\$ 284.31
Maintenance Assessment For Townhomes	\$ 240.31	\$ 235.03	\$ 235.03	\$ 235.03
<u>Debt Assessment For Townhomes</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
<b>Total</b>	<b>\$ 1,109.23</b>	<b>\$ 1,109.17</b>	<b>\$ 1,109.08</b>	<b>\$ 1,108.88</b>
Administrative Assessment For Single Family Homes	\$ 279.38	\$ 284.60	\$ 284.51	\$ 284.31
Maintenance Assessments For Single Family Homes	\$ 240.31	\$ 235.03	\$ 235.03	\$ 235.03
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>	<u>\$ 1,139.47</u>
<b>Total</b>	<b>\$ 1,659.16</b>	<b>\$ 1,659.10</b>	<b>\$ 1,659.01</b>	<b>\$ 1,658.81</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