

Century Gardens Village
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	77,330
Maintenance Assessments	63,925
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 354,503
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 100,090
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,690
TOTAL EXPENDITURES	\$ 177,780
REVENUES LESS EXPENDITURES	\$ 176,723
Bond Payments	(199,325)
BALANCE	\$ (22,602)
County Appraiser & Tax Collector Fee	(7,066)
Discounts For Early Payments	(14,132)
EXCESS/ (SHORTFALL)	\$ (43,800)
Carryover From Prior Year	43,800
NET EXCESS/ (SHORTFALL)	\$ (0)

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

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 373,503	\$ 353,899	\$ 354,503	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 48,174	\$ 60,090	\$ 100,090	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,872	\$ 75,908	\$ 77,690	
TOTAL EXPENDITURES	\$ 121,046	\$ 135,998	\$ 177,780	
REVENUES LESS EXPENDITURES	\$ 252,457	\$ 217,901	\$ 176,723	
Bond Payments	(202,314)	(199,325)	(199,325)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 50,143	\$ 18,576	\$ (22,602)	
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
EXCESS/ (SHORTFALL)	\$ 33,918	\$ (2,625)	\$ (43,800)	
Carryover From Prior Year	0	2,625	43,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 33,918	\$ (0)	\$ (0)	

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

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

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 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
Total Revenues	\$ 208,300	\$ 199,825	\$ 200,325	
EXPENDITURES				
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
Total Expenditures	\$ 198,295	\$ 199,825	\$ 200,325	
Excess/ (Shortfall)	\$ 10,005	\$ -	\$ -	

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>
Total	\$ 1,109.23	\$ 1,109.17	\$ 1,109.08	\$ 1,108.88
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>
Total	\$ 1,659.16	\$ 1,659.10	\$ 1,659.01	\$ 1,658.81

* 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:

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