



**CENTURY GARDENS VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 4, 2026  
6:45 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 4, 2026  
6:45 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. November 5, 2025 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding Electrical Improvements Project
  - 2. Update Regarding Irrigation System Maintenance.....Page 5
  - 3. Update Regarding Tree Removal Project (Permitting)
  - 4. Update Regarding Re-Painting of Traffic Markings
  - 5. Update Regarding Easement for Tract B
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 10
  - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 17
  - 3. Discussion Regarding Installation of Basketball Court on Tract.....Page 19
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57835	IPL0269889	Legal Ad - IPL0269889		1.0	85.0L

ATTENTION: Century Gardens Village Community Development Dist IP  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410  
 larcher@sdsinc.org

**CENTURY GARDENS VILLAGE  
 COMMUNITY DEVELOPMENT  
 DISTRICT**

**FISCAL YEAR 2025/2026  
 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 6:45 p.m. on the following dates:

- October 1, 2025**
- November 5, 2025**
- December 3, 2025**
- March 4, 2026**
- April 1, 2026**
- May 6, 2026**
- June 3, 2026**
- July 1, 2026**
- August 5, 2026**
- September 2, 2026**

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 ensure 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  
**PUBLISH: MIAMI HERALD**  
**09/10/25**  
 IPL0269889  
 Sep 10 2025

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

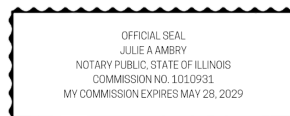
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:  
 09/10/25 Print

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Sworn to and subscribed before  
 me on



**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 5, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the November 5, 2025, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:54 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 Herald* on September 10, 2025, as legally required.

**C. ESTABLISH A QUORUM**

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

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

**D. ADDITIONS OR DELETIONS TO AGENDA**

Ms. Diaz added the following item:

- New Business, Item 6: Overgrown Weeds and Tarp on Border with Felix Varela High School

**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. October 1, 2025, Regular Board Meeting**

Mr. Silva presented the minutes of the October 1, 2025, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed approving the minutes of the October 1, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update Regarding Electrical Improvements Project (Holiday Lighting)**

Mr. Silva provided an update advising that Elighting had begun working on the trenching and boring for the installation of the electrical outlets in the medians. The work would be ongoing and would be on

schedule to be completed within two weeks and Elighting would coordinate the final permit inspection with Miami-Dade County once completed.

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

Mr. Silva presented an email from F&S Enterprises of their request to add a clause to the Irrigation System Maintenance Agreement between the District and F&S Enterprises. After discussion, the Board requested District Staff speak with F&S Enterprises to have them waive the clause that states that F&S Enterprises, Inc. is not responsible for any damage that may be caused while hand digging or hand trenching. If F&S Enterprises does not agree to remove the clause then District Staff will re-engage SoFlo Sprinklers to see if they would be willing to assume the maintenance of the District's irrigation system.

A **motion** was made by Ms. Mastrodomencio, seconded by Ms. Diaz and passed unanimously to proceed with SoFlo Sprinklers for the Irrigation Maintenance Services if F&S Enterprises does not elect to waive the clause.

## **3. Update Regarding Tree Removal Project (Permitting)**

Mr. Silva advised that the inspection of the trees within the District had been conducted and there were thirty (30) trees to be removed. Mr. Silva went on to explain that District Staff must update the arborist report and discuss the permitting process with Miami-Dade County on the requirements needed to allow the removal.

## **4. Update Regarding Proposals for Re-Painting of Traffic Markings**

Mr. Jerez advised that Cielito Multiservices was due to begin the repainting of the traffic markings on November 17, 2025. The Board expressed concern that the project would not be finished before the Thanksgiving holiday which would hinder guest parking and instructed District Staff to advise Cielito Multiservices to begin the project on December 1, 2025.

Mr. Silva then advised that District staff had conducted an inspection of the address and traffic signs within the District and a total of eighty-one (81) sign needed to be replaced.

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Matos and passed unanimously approving the not to exceed amount of \$9,000 for the purchase and installation of new address and traffic signs within the District

## **5. Update Regarding Ownership of Tract B**

Ms. Smoker advised that Tract B was to be owned by the HOA and the CDD was to retain the right to own the roadway and drainage improvements within the Tract, however a plat dedication was relied upon in lieu of a deed. The intent was always to deed the tract to the HOA and for the HOA to own the non-road fixtures of the tract [landscaping, irrigation, etc.]. The cleanest way to clear this up should have been to grant the CDD a roadway and drainage easement with a legal description that carved out the road and drainage systems. That can still be done if a surveyor prepares the legal and sketch and the HOA agrees to grant the easement. Mr. Silva stated that he obtained the cost of \$6,750 for a legal and sketch. A discussion ensued after which the Board consensus was to ask the HOA to grant a blanket

easement over Tract B for the purpose of maintaining all of the infrastructure within Tract B which includes landscaping, irrigation, roadways, stormwater management system, and lighting.

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Diaz and unanimously passed to proceed with the blanket maintenance easement over Tract B; and thus authorizing District Counsel to proceed with the drafting and recording of the easement.

**H. NEW BUSINESS**

There was no new business to discuss at this time.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

Mr. Silva indicated that the ethics training was due December 31, 2025, and he would send additional reminders to the Board.

**K. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were further no comments at this time.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Mastrodomenico, seconded by Ms. Matos and unanimously passed adjourning the Regular Board Meeting at 8:00 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

# ESTIMATE

**Soflo Sprinklers**  
19600 Old Cutler Rd  
Cutler Bay, FL 33189

SofloSprinklers@gmail.com  
+1 (786) 295-9148  
www.SofloSprinklers.com



**Bill to**  
Pablo Jerez  
Century Gardens Village CDD  
8990 SW 152nd Path  
Miami, Florida 33196

**Ship to**  
Pablo Jerez  
Century Gardens Village CDD  
8990 SW 152nd Path  
Miami, Florida 33196

## Estimate details

Estimate no.: 1825  
Estimate date: 02/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sprinkler Service</b>	CONTROLLER A: Repair/Replace broken sprinkler heads piping at provided locations:  Zone 3 - Broken pipe/head behind houses in alley  Zone 5 - Replace spray head  Zone 9 - Repair broken head/pipe under tree south of pool  Zone 13 - Repair broken pipe under fence @ 9154 sw 152 path + Repair broken lateral line on corner of 9104 sw 152 path  Zone 14 - Replace spray head  Zone 15 - Replace spray head @ 9163 sw 152 path  Zone 20 - Replace broken head in center island on sw 153 place  LABOR AND MATERIALS INCLUDED	1	\$1,390.00	\$1,390.00
2.		<b>Sprinkler Service</b>	Zone 6:  - Locate and repair broken pipe under pavers at right side entrance to pool building. Includes labor and materials	1	\$465.00	\$465.00

3.	<b>Sprinkler Service</b>	<p>CONTROLLER B:</p> <p>Repair/Replace broken sprinkler heads piping at provided locations:</p> <p>Zone 2 - Replace broken rotor head @ 8801 sw 152 ct + Remove 2 broken rectangle valve boxes and replace with new</p> <p>Zone 3 - Repair broken pipe leaking under pavers right side of front door 15268 sw 88 terr</p> <p>Zone 5 - Replace broken spray head @ 8944 sw 152 path</p> <p>Zone 9 - Repair broken pipe behind house + replace broken spray head left corner of driveway @ 15307 sw 88 terr</p> <p>Zone 11 - Replace spray head left side driveway 8953 sw 152 path</p> <p>Zone 13 - Repair broken pipe in alley behind 152 sw 88 terr</p> <p>Zone 16 - Replace spray head @ 15307 sw 89 terr + Repair broken pipe right side walkway @ 15285 sw 89 terr</p> <p>LABOR AND MATERIALS INCLUDED</p>	1	\$1,772.50	\$1,772.50
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4.	<b>Sprinkler Service</b>	<p>CONTROLLER A:</p> <p>Trace wiring to locate valves for non-functioning zones to allow for troubleshooting to identify issues. Once issues are identified we will make necessary repairs to restore function to the following zones.</p> <ul style="list-style-type: none"> <li>- Zone 8</li> <li>- Zone 19</li> </ul> <p>Also, Zones 14,16,18,and 20 are combined, utilizing one wire with an "Add-A-Zone".</p> <p>An irrigation "Add-A-Zone" (or quad-zone controller) allows you to control four independent sprinkler valves using only one pair of existing field wires. It acts as a switcher, often used to bypass broken wires or add a new zone without digging new trenches or properly troubleshooting and repairing wire faults. This is used as a temporary "fix" as it can be problematic and create a "dead-head" condition which could damage pump components. This needs to be corrected to ensure the existing zones operated by this device can be controlled independently.</p>	1	\$0.00	\$0.00
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Buildings that are not functioning that  
 this project will restore:  
 \* 15310 - 15340 sw 91 st  
 \* 15346 - 15376 sw 91 st  
 \* 9003 - 9053 sw 153 ct  
 \* 9063 - 9095 sw 153 ct  
 \* 8944 - 9014 sw 153 ct  
 \* 9024 - 9054 sw 153 ct  
 \* 9064 - 9094 sw 153 ct  
 \* Center median on Sw 153 place

SOME ZONES MAY END UP BEING  
 PAIRED TOGETHER TO RUN  
 SIMULTANIOUSLY

\$1500-\$2000

5.	<b>Sprinkler Service</b>	CONTROLLER B: Trace wiring to locate valves for non- functioning zones to allow for troubleshooting to identify issues. Once issues are identified we will make necessary repairs to restore function to the following zones. - Zone 1 - Zone 12 - Zone 14 - Zone 17 - Zone 18 - Zone 20  Buildings that are not functioning that this project will restore: * 8800 - 8850 sw 152 ct * 8804 - 8834 sw 153 ct * 8844 - 8874 sw 153 ct * 8904 - 8934 sw 153 ct * Center median on sw 153 place  SOME ZONES MAY END UP BEING PAIRED TOGETHER TO RUN SIMULTANIOUSLY  \$1500-\$2000	1	\$0.00	\$0.00
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**Total** **\$3,627.50**

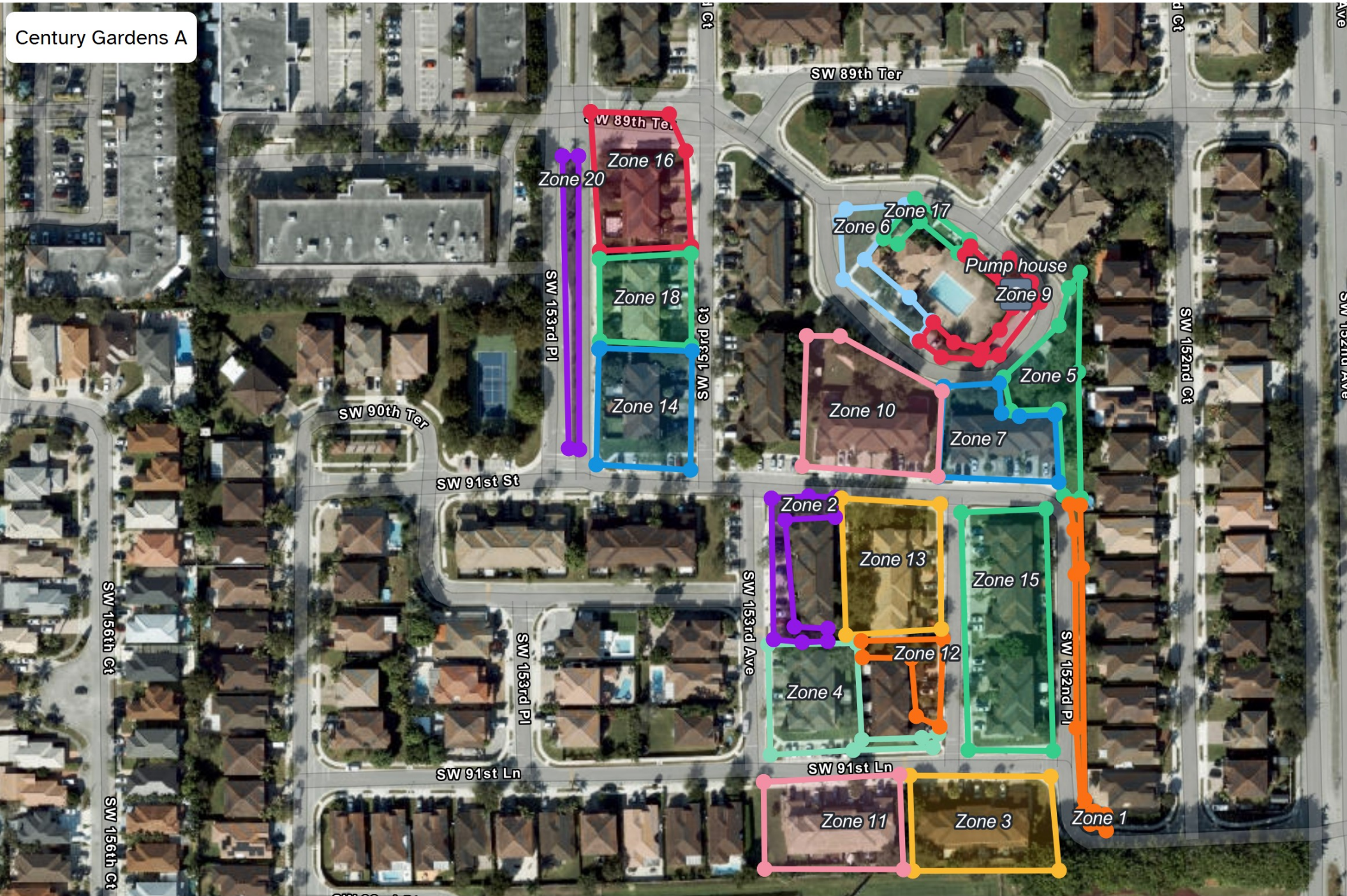
Accepted date

Accepted by

Century Gardens B



Century Gardens A



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community | Source: Esri, Vantor, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, US

**RESOLUTION NO. 2026-01**

**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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2026 at 6:45 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 2026/2027 Budget.

**PASSED, ADOPTED and BECOMES EFFECTIVE** this 4<sup>th</sup> day of March, 2026.

**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 2026/2027  
October 1, 2026 - September 30, 2027**

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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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	84,326
Maintenance Assessments	225,734
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,320
<b>TOTAL REVENUES</b>	<b>\$ 523,428</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Inspections	1,500
Street/Roadway Maintenance	30,000
Field Operations Management	3,600
Lawn And Landscape Maintenance	75,000
Pressure Cleaning	13,500
Stormwater Management System Maintenance	10,000
Irrigation System Maintenance	12,000
Miscellaneous Community Projects	14,090
Capital Improvements	40,000
Maintenance Contingency	12,500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 212,190</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes	306
Management	37,956
Legal	9,000
Assessment Roll	7,500
Audit Fees	3,200
Insurance	7,900
Legal Advertisements	2,600
Miscellaneous	1,250
Postage	275
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	600
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 80,587</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 292,777</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 230,651</b>
Bond Payments	(199,325)
<b>BALANCE</b>	<b>\$ 31,326</b>
County Appraiser & Tax Collector Fee	(10,442)
Discounts For Early Payments	(20,884)
<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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	78,384	77,330	84,326	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,928	63,925	225,734	Expenditures Less Carryover (91%)/.94
Debt Assessments	212,048	212,048	212,048	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,987	1,200	1,320	Interest Estimated At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 364,347</b>	<b>\$ 354,503</b>	<b>\$ 523,428</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Inspections	3,053	1,500	1,500	No Change From 2025/2026 Budget
Street/Roadway Maintenance	40,855	22,000	30,000	\$8,000 Increase From 2025/2026 Budget
Field Operations Management	1,800	1,800	3,600	\$1,800 Increase From 2025/2026 Budget
Lawn And Landscape Maintenance	0	0	75,000	Lawn And Landscape Maintenance
Pressure Cleaning	12,700	10,000	13,500	\$3,500 Increase From 2025/2026 Budget
Stormwater Management System Maintenance	0	7,500	10,000	\$2,500 Increase From 2025/2026 Budget
Irrigation System Maintenance	2,675	0	12,000	New Line Item
Miscellaneous Community Projects	37,830	14,090	14,090	No Change From 2025/2026 Budget
Capital Improvements	0	40,000	40,000	No Change From 2025/2026 Budget
Maintenance Contingency	1,060	3,200	12,500	\$9,300 Increase From 2025/2026 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 99,973</b>	<b>\$ 100,090</b>	<b>\$ 212,190</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	3,800	3,000	4,000	Supervisor Fees
Payroll Taxes	291	230	306	Supervisor Fees * 7.65%
Management	35,928	36,960	37,956	CPI Adjustment
Legal	10,870	8,500	9,000	\$500 Increase From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	3,300	3,200	Accepted Amount For 2025/2026
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	2,225	2,600	2,600	No Change From 2025/2026 Budget
Miscellaneous	1,140	1,300	1,250	\$50 Decrease From 2025/2026 Budget
Postage	96	275	275	No Change From 2025/2026 Budget
Office Supplies	295	350	325	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	600	600	600	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,478</b>	<b>\$ 77,690</b>	<b>\$ 80,587</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 178,451</b>	<b>\$ 177,780</b>	<b>\$ 292,777</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 185,896</b>	<b>\$ 176,723</b>	<b>\$ 230,651</b>	
Bond Payments	(202,370)	(199,325)	(199,325)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (16,474)</b>	<b>\$ (22,602)</b>	<b>\$ 31,326</b>	
County Appraiser & Tax Collector Fee	(3,411)	(7,066)	(10,442)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,720)	(14,132)	(20,884)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (32,605)</b>	<b>\$ (43,800)</b>	<b>\$ (0)</b>	
Carryover From Prior Year	0	43,800	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (32,605)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
Interest Income	5,247	1,000	1,200	Projected Interest For FY 2026/2027
NAV Tax Collection	202,370	199,325	199,325	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 207,617</b>	<b>\$ 200,325</b>	<b>\$ 200,525</b>	
<b>EXPENDITURES</b>				
Principal Payments	125,000	129,000	133,000	Principal Payment Due In 2027
Interest Payments	74,695	68,688	64,103	Interest Payments Due In 2027
Bond Redemption	0	2,637	3,422	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 199,695</b>	<b>\$ 200,325</b>	<b>\$ 200,525</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,922</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 1/1/26 = \$1,879,000

## Century Gardens Village Community Development District Assessment Comparison

	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative Assessment For Townhomes	\$ 284.60	\$ 284.51	\$ 284.31	\$ 310.03
Maintenance Assessment For Townhomes	\$ 235.03	\$ 235.03	\$ 235.03	\$ 829.91
<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>\$ 1,109.17</b>	<b>\$ 1,109.08</b>	<b>\$ 1,108.88</b>	<b>\$ 1,729.48</b>
Administrative Assessment For Single Family Homes	\$ 284.60	\$ 284.51	\$ 284.31	\$ 310.03
Maintenance Assessments For Single Family Homes	\$ 235.03	\$ 235.03	\$ 235.03	\$ 829.91
<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>\$ 1,659.10</b>	<b>\$ 1,659.01</b>	<b>\$ 1,658.81</b>	<b>\$ 2,279.41</b>

**\* Assessments Include the Following :**

- 
- 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

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February 2, 2026

VIA E-MAIL ONLY– [asilva@sdsinc.org](mailto:asilva@sdsinc.org)

Mr. Armando Silva  
District Manager  
Special District Services  
The Oaks Center  
2501A 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 2023. 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, October 1, 2026, as follows:

- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 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.

Mr. Armando Silva  
February 2, 2026  
Page 2

Naturally, should you feel 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,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)

**From:** Alejandro Aleman <[AAleman@AlvarezEng.com](mailto:AAleman@AlvarezEng.com)>  
**Sent:** Wednesday, February 11, 2026 11:51 AM  
**To:** Armando Silva <[asilva@sdsinc.org](mailto:asilva@sdsinc.org)>; Pablo Jerez <[pjerez@sdsinc.org](mailto:pjerez@sdsinc.org)>  
**Subject:** Re: Century Gardens Village - Tract E

Good morning, Armando and Pablo:

I was able to request and schedule a conference call with one of the Zoning Directors from MDC.

Unfortunately there are 2 restrictions that would make the project challenging:

1. I was hoping they would allow building up to the back-of-sidewalk. Zoning requires this area to meet setback criteria. In a best-case scenario, we present 5-foot setbacks from the back-of-sidewalk perimeter. This would leave us with a total available width (to build on) of 20 feet. A half-sized basketball court requires a 30'x50' footprint and therefore would not fit when complying with setbacks.
2. Zoning requires a fence to be erected so that the recreational area does not propose a hazard to moving traffic/ the public. This fence would ideally be 12 feet tall, but they have a height restriction of 6 feet. This can be potentially disputed given they allowed a tall fence at the nearby tennis court.

They did mention we can always proceed to submit plans, but it may not be fruitful as we would run into the zoning review restrictions after investing resources and time.

Please advise if you would like any additional inquiries or if you would like to further discuss this project.

Thanks!

Cordially,



**Alejandro Aleman, P.E., C.G.C.**

8935 NW 35 Lane, Suite 101

Doral, FL 33172

C: (305) 640-1345

D: (786) 410-6939

[AAleman@AlvarezEng.com](mailto:AAleman@AlvarezEng.com)