



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 1, 2026
6:45 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

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
April 1, 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. March 4, 2026 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Irrigation System Maintenance
 - 2. Update Regarding Tree Removal Project (Permitting - Plans)
 - 3. Update Regarding Easement for Tract B
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2024/2025 Revised Budget.....Page 5
 - 2. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 10
- I. Administrative & Operational Matters
 - 1. Statement of Financial Interests – Form 1
 - 2. Announcing the Qualifying Period - Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
- 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.

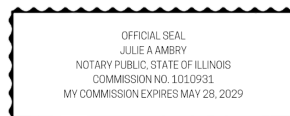
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
March 4, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the March 4, 2026, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:56 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th 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 and Supervisors Johanna Diaz, Gladelmis Rodriguez, and Yenfa Arias 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, P.A.

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. November 5, 2025, Regular Board Meeting

Mr. Silva presented the minutes of the November 5, 2025, Regular Board Meeting and asked if there were any changes. Ms. Smoker informed the Board that there were revisions needed to agenda item G.5 to better memorialize what took place during the discussions.

A **motion** was made by Ms. Mastrodomenico, seconded by Mr. Rodriguez and unanimously passed approving the minutes of the November 5, 2025, Regular Board Meeting, as amended.

H. OLD BUSINESS

1. Update Regarding Electrical Improvements Project

Mr. Silva informed the Board that the Electrical Improvements Project had been completed. A discussion then ensued in which the Board requested District staff seek proposals for the installation of permanent

color changing lighting as well as temporary lighting for holidays, Mr. Silva acknowledged the request to seek the proposals to be presented at the next meeting.

2. Update Regarding Irrigation System Maintenance

Mr. Silva informed the Board that SoFlo Sprinklers had begun the irrigation maintenance and repair of the irrigation system within the District and had created a map of the current zones. Mr. Silva then presented the map of the zones and a proposal for the repairs of various zones totaling \$3,627.50. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Matos and passed unanimously to approve the proposal from SoFlo Sprinklers in the amount of \$3,627.50 for the irrigation system repairs indicated in the proposal.

3. Update Regarding Tree Removal Project (Permitting)

Mr. Silva informed the Board that District Staff had identified approximately 30 trees that need to be removed due to root intrusion. District Staff will be obtaining a proposal from a company who will handling permitting, removal, and an arborist report to Miami-Dade County for the proper removal of the identified trees.

4. Update Regarding Proposals for Re-Painting of Traffic Marking

Mr. Silva informed the Board the re-painting of the traffic markings throughout the District has been completed.

5. Update Regarding Ownership of Tract B

Mr. Silva informed the Board that prior to signing the maintenance easement for Tract B with the Century Gardens Village Homeowner's Association, an error was found on the Quitclaim deed. Mr. Silva has contacted the attorneys who filed the deed for their assistance in correcting it. Ms. Smoker said the District cannot proceed until the correction is made and the attorney for the homeowner's association has been made aware.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the resolution and provided a brief explanation for the resolution. Mr. Silva advised that since the overall proposed assessments were going to be increasing approximately \$620 in the fiscal year 2026/2027, due to the presumed Tract B maintenance easement being granted and that letters to the

property owners would be required. A discussion ensued where the Board requested Mr. Silva review the proposed budget to lower the proposed assessment. The approval of the budget was tabled to the next meeting.

2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran

Ms. Smoker presented a proposed adjustment to its hourly fee structure, noting that its current rates have remained in place since 2023 and that the increase is necessary to account for rising operational costs and inflation. Effective October 1, 2026, the hourly rates will be adjusted to \$300 per hour for Partners and \$250 per hour for Associates. Counsel further advised that future adjustments may be considered no more than every third fiscal year in connection with the District’s budget process and tied to changes in the Consumer Price Index. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Matos and unanimously passed approving the proposed rate increase, as presented.

3. Discussion Regarding Installation of Basketball Court on Tract E

Mr. Silva presented the findings from the District Engineers, the District Engineers said it would not be possible to install a basketball court due to Miami-Dade County zoning regulations and requirements. There is not enough space on the tract to install the basketball court and the fence as required.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Ms. Smoker informed the Board that their Form 1 were due on June 1, 2026.

Mr. Silva informed the Board at the next meeting he would be announcing the qualifying period.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no closing comments at this time.

K. ADJOURNMENT

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

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Century Gardens Village Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant 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 1st day of April, 2026.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens Village
Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	77,386	78,384	78,384
Maintenance Assessments	63,925	63,928	63,928
Debt Assessments	212,048	212,048	212,048
Other Revenue	0	0	0
Interest Income	540	9,987	9,987
TOTAL REVENUES	\$ 353,899	\$ 364,347	\$ 364,347
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	3,000	3,800	3,800
Payroll Taxes - Employer	230	291	291
Management	35,928	35,298	35,928
Legal	8,500	10,870	10,870
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,200	3,200	3,200
Insurance	7,200	6,858	6,858
Legal Advertisements	2,000	2,700	2,225
Miscellaneous	1,400	1,400	1,141
Postage	300	110	96
Office Supplies	375	350	295
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	600	600	600
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,908	\$ 78,652	\$ 78,479
Maintenance Expenditures			
Engineering/Inspections	1,500	3,100	3,053
Street/Road Maintenance	17,200	42,000	40,855
Field Operations Management	1,800	1,800	1,800
Miscellaneous Community Projects	32,765	39,000	37,830
Capital Improvements	3,625	500	0
Maintenance Contingency (Pressure Cleaning, Etc.)	3,200	17,000	16,434
TOTAL MAINTENANCE EXPENDITURES	\$ 60,090	\$ 103,400	\$ 99,972
TOTAL EXPENDITURES	\$ 135,998	\$ 182,052	\$ 178,451
REVENUES LESS EXPENDITURES	\$ 217,901	\$ 182,295	\$ 185,896
Bond Payments	(199,325)	(202,370)	(202,370)
BALANCE	\$ 18,576	\$ (20,075)	\$ (16,474)
County Appraiser & Tax Collector Fee	(7,067)	(3,411)	(3,411)
Discounts For Early Payments	(14,134)	(12,720)	(12,720)
EXCESS/ (SHORTFALL)	\$ (2,625)	\$ (36,206)	\$ (32,605)
Carryover From Prior Year	2,625	2,625	0
NET EXCESS/ (SHORTFALL)	\$ (0)	\$ (38,831)	\$ (32,605)

FUND BALANCE AS OF 9/30/24	
FY 2024/2025 ACTIVITY	
FUND BALANCE AS OF 9/30/25	

\$236,754
(\$36,206)
\$200,548

Notes

Carryover From Prior Year Of \$2,625 used to reduce Fiscal Year 2024/2025 Assessments.
Carryover From Prior Year Of \$43,800 used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	5,247	5,247
NAV Tax Collection	199,325	202,370	202,370
Total Revenues	\$ 199,825	\$ 207,617	\$ 207,617
EXPENDITURES			
Principal Payments	125,000	125,000	125,000
Interest Payments	72,820	74,695	74,695
Bond Redemption	2,005	0	0
Total Expenditures	\$ 199,825	\$ 199,695	\$ 199,695
Excess/ (Shortfall)	\$ -	\$ 7,922	\$ 7,922

FUND BALANCE AS OF 9/30/24	\$104,070
FY 2024/2025 ACTIVITY	\$7,922
FUND BALANCE AS OF 9/30/25	\$111,992

Notes

Reserve Fund Balance = \$5,071*. Revenue Fund Balance = \$106,921*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$35,473.

* Approximate Amounts

Series 2020 Bond Refunding Information

Original Par Amount =	\$2,569,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st

Par Amount As Of 8/31/25 = \$1,879,000

RESOLUTION NO. 2026-02

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 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 1st day of April, 2026.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Century Gardens Village Community Development District

Scenario #1

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	84,326
Maintenance Assessments	109,043
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 406,737
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Inspections	1,500
Street/Roadway Maintenance	20,000
Field Operations Management	2,500
Lawn And Landscape Maintenance	0
Pressure Cleaning	10,000
Stormwater Management System Maintenance	7,500
Irrigation System Maintenance	12,000
Miscellaneous Community Projects	14,000
Capital Improvements	25,000
Maintenance Contingency	10,000
TOTAL MAINTENANCE EXPENDITURES	\$ 102,500
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,587
TOTAL EXPENDITURES	\$ 183,087
REVENUES LESS EXPENDITURES	\$ 223,650
Bond Payments	(199,325)
BALANCE	\$ 24,325
County Appraiser & Tax Collector Fee	(8,108)
Discounts For Early Payments	(16,217)
EXCESS/ (SHORTFALL)	\$ (0)
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ (0)

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
REVENUES				
Administrative Assessments	78,384	77,330	84,326	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,928	63,925	109,043	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
TOTAL REVENUES	\$ 364,347	\$ 354,503	\$ 406,737	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Inspections	3,053	1,500	1,500	No Change From 2025/2026 Budget
Street/Roadway Maintenance	40,855	22,000	20,000	\$2,000 Decrease From 2025/2026 Budget
Field Operations Management	1,800	1,800	2,500	\$700 Increase From 2025/2026 Budget
Lawn And Landscape Maintenance	0	0	0	HOA Responsibility
Pressure Cleaning	12,700	10,000	10,000	No Change From 2025/2026 Budget
Stormwater Management System Maintenance	0	7,500	7,500	No Change From 2025/2026 Budget
Irrigation System Maintenance	2,675	0	12,000	New Line Item
Miscellaneous Community Projects	37,830	14,090	14,000	No Change From 2025/2026 Budget
Capital Improvements	0	40,000	25,000	\$15,000 Decrease From 2025/2026 Budget
Maintenance Contingency	1,060	3,200	10,000	\$6,800 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 99,973	\$ 100,090	\$ 102,500	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,478	\$ 77,690	\$ 80,587	
TOTAL EXPENDITURES	\$ 178,451	\$ 177,780	\$ 183,087	
REVENUES LESS EXPENDITURES	\$ 185,896	\$ 176,723	\$ 223,650	
Bond Payments	(202,370)	(199,325)	(199,325)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (16,474)	\$ (22,602)	\$ 24,325	
County Appraiser & Tax Collector Fee	(3,411)	(7,066)	(8,108)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,720)	(14,132)	(16,217)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (43,800)	\$ (0)	
Carryover From Prior Year	0	43,800	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (0)	\$ (0)	

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
Total Revenues	\$ 207,617	\$ 200,325	\$ 200,525	
EXPENDITURES				
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
Total Expenditures	\$ 199,695	\$ 200,325	\$ 200,525	
Excess/ (Shortfall)	\$ 7,922	\$ -	\$ -	

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	\$ 400.90
<u>Debt Assessment For Townhomes</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
Total	\$ 1,109.17	\$ 1,109.08	\$ 1,108.88	\$ 1,300.47
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	\$ 400.90
<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	\$ 1,659.10	\$ 1,659.01	\$ 1,658.81	\$ 1,850.40

* 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

Century Gardens Village Community Development District

Scenario #2

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	84,326
Maintenance Assessments	160,660
Debt Assessments	212,048
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 458,354
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Inspections	1,500
Street/Roadway Maintenance	30,000
Field Operations Management	2,520
Tree and Palm Trimming	25,000
Pressure Cleaning	11,500
Stormwater Management System Maintenance	8,500
Irrigation System Maintenance	12,000
Miscellaneous Community Projects	0
Capital Improvements	50,000
Maintenance Contingency	10,000
TOTAL MAINTENANCE EXPENDITURES	\$ 151,020
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 80,587
TOTAL EXPENDITURES	\$ 231,607
REVENUES LESS EXPENDITURES	\$ 226,747
Bond Payments	(199,325)
BALANCE	\$ 27,422
County Appraiser & Tax Collector Fee	(9,141)
Discounts For Early Payments	(18,281)
EXCESS/ (SHORTFALL)	\$ (0)
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ (0)

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
REVENUES				
Administrative Assessments	78,384	77,330	84,326	Expenditures Less Interest & Carryover (9%)/.94
Maintenance Assessments	63,928	63,925	160,660	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
TOTAL REVENUES	\$ 364,347	\$ 354,503	\$ 458,354	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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	2,520	\$720 Increase From 2025/2026 Budget
Tree and Palm Trimming	0	0	25,000	Tree and Palm Trimming
Pressure Cleaning	12,700	10,000	11,500	\$1,500 Increase From 2025/2026 Budget
Stormwater Management System Maintenance	0	7,500	8,500	\$1,000 Increase From 2025/2026 Budget
Irrigation System Maintenance	2,675	0	12,000	New Line Item
Miscellaneous Community Projects	37,830	14,090	0	Line Item Eliminated
Capital Improvements	0	40,000	50,000	\$10,000 Increase From 2025/2026 Budget
Maintenance Contingency	1,060	3,200	10,000	\$6,800 Increase From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 99,973	\$ 100,090	\$ 151,020	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,478	\$ 77,690	\$ 80,587	
TOTAL EXPENDITURES	\$ 178,451	\$ 177,780	\$ 231,607	
REVENUES LESS EXPENDITURES	\$ 185,896	\$ 176,723	\$ 226,747	
Bond Payments	(202,370)	(199,325)	(199,325)	2027 P & I Payments Less Earned Interest
BALANCE	\$ (16,474)	\$ (22,602)	\$ 27,422	
County Appraiser & Tax Collector Fee	(3,411)	(7,066)	(9,141)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,720)	(14,132)	(18,281)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (43,800)	\$ (0)	
Carryover From Prior Year	0	43,800	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (32,605)	\$ (0)	\$ (0)	

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
Total Revenues	\$ 207,617	\$ 200,325	\$ 200,525	
EXPENDITURES				
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
Total Expenditures	\$ 199,695	\$ 200,325	\$ 200,525	
Excess/ (Shortfall)	\$ 7,922	\$ -	\$ -	

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	\$ 590.67
<u>Debt Assessment For Townhomes</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>	<u>\$ 589.54</u>
Total	\$ 1,109.17	\$ 1,109.08	\$ 1,108.88	\$ 1,490.24
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	\$ 590.67
<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	\$ 1,659.10	\$ 1,659.01	\$ 1,658.81	\$ 2,040.17

*** 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