



**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 5, 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 & PUBLIC HEARING
August 5, 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. April 1, 2026 Regular Board Meeting.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 9
- H. Old Business
 - 1. Update Regarding Irrigation System Maintenance
 - 2. Update Regarding Tree Removal Project (Permitting - Plans)
 - 3. Update Regarding Easement for Tract B
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 16
 - 2. 2026 Legislative Memo.....Page 18
 - 3. Consider Approval of the 2026 Annual Engineers Report.....Page 24
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57835	IPL0356499	Legal Ad - IPL0356499	Century Gardens Village CDD	2.0	78.0L

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

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.

2.0 insertion(s) published on:
07/16/26 Print, 07/23/26 Print

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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 August 5, 2026, at 6:45 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 2026/2027 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.centurygardensvillagecdd.org) 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 (786) 313-3661 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
IPL0356499
Jul 16,23 2026

Sworn to and subscribed before
me on



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IPL0356499

Jul 16, 2026

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 1, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the April 1, 2026, Regular Board Meeting of the Century Gardens Village Community Development District (the “District”) to order at 6:52 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, and Yenfa Arias 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 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. March 4, 2026, Regular Board Meeting

Mr. Silva presented the minutes of the March 4, 2026, 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 Ms. Conde-Matos and unanimously passed approving the minutes of the March 4, 2026, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update Regarding Irrigation System Maintenance

Mr. Silva informed the Board that SoFlo Sprinklers continues to maintain and repair the irrigation system within the District. As they work, they continue to find more areas with broken irrigation lines and heads.

They will be providing District Staff with an estimate for the second phase of repairs prior to the next Board meeting.

2. Update Regarding Tree Removal Project (Permitting)

Mr. Silva informed the Board that District Staff has updated the prior tree removal report to reflect the trees that have already been removed, and therefore no longer need to be included as part of the tree removal project. He further noted that District Staff has engaged an arborist to assist with the permitting process, including coordination of the tree removals and preparation of the new arborist report required to be submitted to Miami-Dade County. Additionally, District Staff has begun obtaining proposals for a survey of the areas where the trees are to be removed, as the arborist has advised that a survey is required for permitting purposes. Additional updates will be provided at a future meeting.

3. Update Regarding Ownership of Tract B

Mr. Silva reminded the Board that a scrivener's error was identified in a previously recorded deed, specifically relating to the subdivision name being listed incorrectly as "Village" instead of "Villas." Due to the original signatory being deceased and the entity dissolved, the error cannot be corrected through re-execution of the deed. However, pursuant to Florida Statutes, the error may be remedied through the recording of a Curative Notice of Scrivener's Error. The District is currently awaiting a response from the Century Gardens Village HOA Attorney to confirm agreement with the proposed remedy.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2024/2025 Amended 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 AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document. He indicated that the resolution amends Resolution No. 2025-07 to approve and adopt a further revised amended final Fiscal Year 2024/2025 budget. The revisions reflect an increase in interest income and adjustments to various expense line items, including miscellaneous community projects, legal, engineering/inspection, maintenance contingency, and street/road maintenance, due to invoices received after the prior budget adoption. A discussion ensued after which;

A **motion** was made by Ms. Mastrodomenico, seconded by Ms. Conde-Matos and unanimously passed to adopt Resolution No. 2026-01 as presented.

2. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

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. He presented two budget scenarios for Fiscal Year 2026/2027, both reflecting increases in overall assessments compared to the prior fiscal year. Under **Scenario 1**, total assessments increase by approximately \$191.59 per unit, primarily driven by the elimination of the carryover, while keeping most maintenance line items consistent with prior years and minimizing overall expenditures. Under **Scenario 2**, total assessments increase by approximately \$381.36 per unit, reflecting a more comprehensive funding approach. This scenario includes continued funding for landscaping-related items historically supported by the District on behalf of the HOA, as well as provisions for anticipated major repairs and capital improvements. In both scenarios, debt assessments remain unchanged and administrative assessments reflect a modest increase. The primary distinction between the scenarios is the level of maintenance funding and long-term planning considerations incorporated into Scenario 2. A discussion ensued after which the Board consensus was to proceed with Scenario 1.

Mr. Silva advised that since the overall proposed assessments were going to be increasing in the fiscal year 2026/2027, letters to the property owners would be required. Another discussion ensued after which;

A **motion** was made by Ms. Diaz seconded by Ms. Conde-Matos and unanimously passed approving and adopting Resolution No. 2026-01 – Budget Scenario 1; and thus setting the public hearing to adopt the 2026/2027 Fiscal Year budget and assessments for August 5, 2026, at 6:45 p.m. in the Kendall Executive Center Meeting Room located at 8785 SW 165th Street, Miami, Florida 33193.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections' office of the County in which they reside their individual 2025 Form 1 – Statement of Financial Interests prior to the July 1st deadline.

2. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Mr. Silva advised the Board that the three (3) seats whose terms were expiring in November 2026 were Seat #3 (Licette Conde-Matos), Seat #4 (Gladelmis Martinez), and Seat #5 (Johanna Diaz). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2026, through noon on June 12, 2026.

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 7:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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Century Gardens Village Community Development District

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IPL0356499

Jul 16, 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 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 2026/2027 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 2026/2027 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 5th day of August, 2026.

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

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	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

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; 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 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 5th day of August, 2026.

ATTEST:

**CENTURY GARDENS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 7, 2026
November 4, 2026
December 2, 2026
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
July 7, 2027
August 4, 2027
September 1, 2027**

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 00/00/26

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

6. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

7. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

8. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

June 28, 2026

Attention:

District Manager Armando Silva (asilva@sdsinc.org)
Century Gardens Village Community Development District
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Century Gardens Village Community Development District.
Yearly District Engineer's Report for Fiscal Year 2026-2027
As it relates to Special Assessment Bonds, Series 2007.**

Dear District Manager,

With this statement we are setting forth **(i)** our findings as to whether the portions of infrastructure of the Century Gardens Village Community Development District (the "District" or "CDD") Project still owned by the District have been maintained in good repair, working order and condition, **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2026-2027, and an estimate of the amount of money necessary for such purpose, and **(iii)** the insurance carried by the CDD and whether the district has budgeted sufficient funds for policy renewal.

- (i) **District Property and Condition.** As of the date of this statement, the public infrastructure within the land tracts shown in Exhibit 2 attached to this statement, including roadways and stormwater drainage, have been completed and conveyed to the District for ownership and maintenance. Such infrastructure is in good repair, working order and condition, except for certain sidewalks that have been lifted and cracked by adjacent tree roots. Stormwater catch basin aprons were also observed to be cracked and severely damaged. We recommend that the district budgets and collects proposals for these repairs, as they pose tripping hazards to pedestrians.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to [Financials – Century Gardens Village Community Development District](#) for the FY 2026-2027 Proposed Budget).

We recommend that the District create a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2010	2040	2026	14	32,400	\$10.00	\$324,000	\$457,804	0.25%	\$32,172
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2026	6	32,400	\$2.50	\$81,000	\$93,935	0.25%	\$15,558

We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes French drains and endwalls of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 115 drainage structures and 4,990 Linear Feet of pipes in the District. It is also estimated that 5 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	26	230.00	5,980
	Baffle Detachment	EA	26	50.00	1,300
	Baffle Replacement	EA	7	600.00	4,200
	Pipe Cleaning and CCTV	LF	955	6.75	6,446
	Cost				17,926
(Y2)	Structures Cleaning	EA	22	236.00	5,192
	Baffle Detachment	EA	19	51.00	969
	Baffle Replacement	EA	5	615.00	3,075
	Pipe Cleaning and CCTV	LF	1,009	6.92	6,982
	Cost				16,218
(Y3)	Structures Cleaning	EA	22	242.00	5,324
	Baffle Detachment	EA	19	53.00	1,007
	Baffle Replacement	EA	5	630.00	3,150
	Pipe Cleaning and CCTV	LF	1,009	7.09	7,154
	Cost				16,635

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y4)	Structures Cleaning	EA	22	248.00	5,456
	Baffle Detachment	EA	19	54.00	1,026
	Baffle Replacement	EA	5	646.00	3,230
	Pipe Cleaning and CCTV	LF	1,009	7.27	7,335
	Cost				17,047
(Y5)	Structures Cleaning	EA	23	254.00	5,842
	Baffle Detachment	EA	18	55.00	990
	Baffle Replacement	EA	3	662.00	1,986
	Pipe Cleaning and CCTV	LF	1,008	7.45	7,510
	Cost				16,328
Total	Total Structures Cleaning	EA	115		
	Total Baffle Detachment	EA	101		
	Total Baffle Replacement	EA	25		
	Total Pipe Cleaning and CCTV	LF	4,990		
	Total Cost				84,154.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

- (iii) **Insurance.** The District carries general liability, hired non-owned auto, employment practices liability and public officials liability insurance under Agreement No. 100125026 with Florida Insurance Alliance, and has budgeted sufficient funds for the \$7,269 policy renewal.

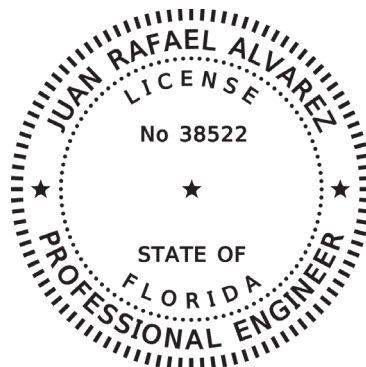
If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R
Alvarez
Digitally signed by Juan R
Alvarez
Date: 2026.06.28 13:42:35
-04'00'

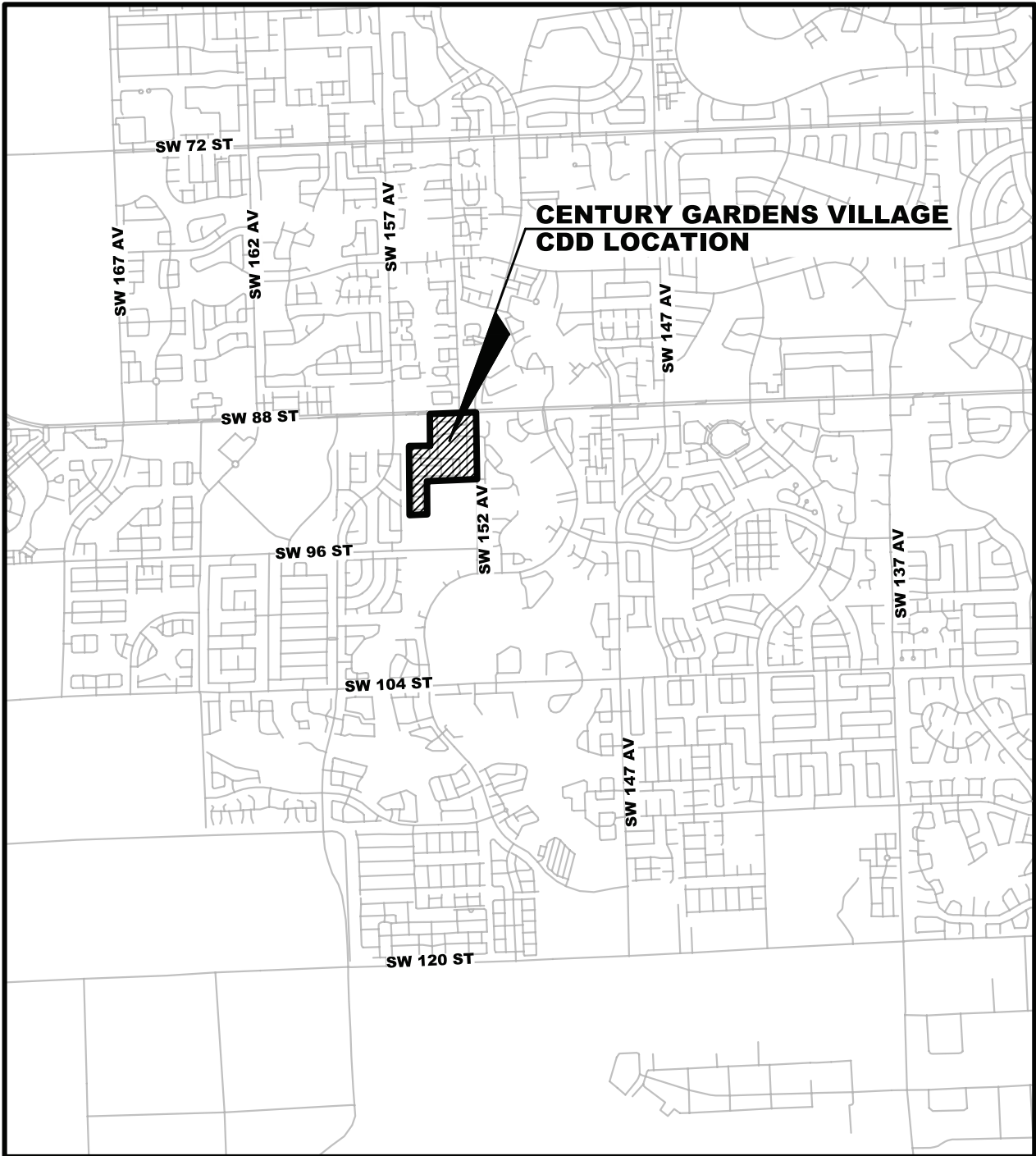
Juan R. Alvarez, PE
District Engineer
Date: June 28, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal

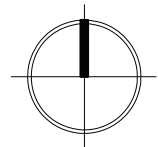
Signature must be verified on any electronic copies

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com

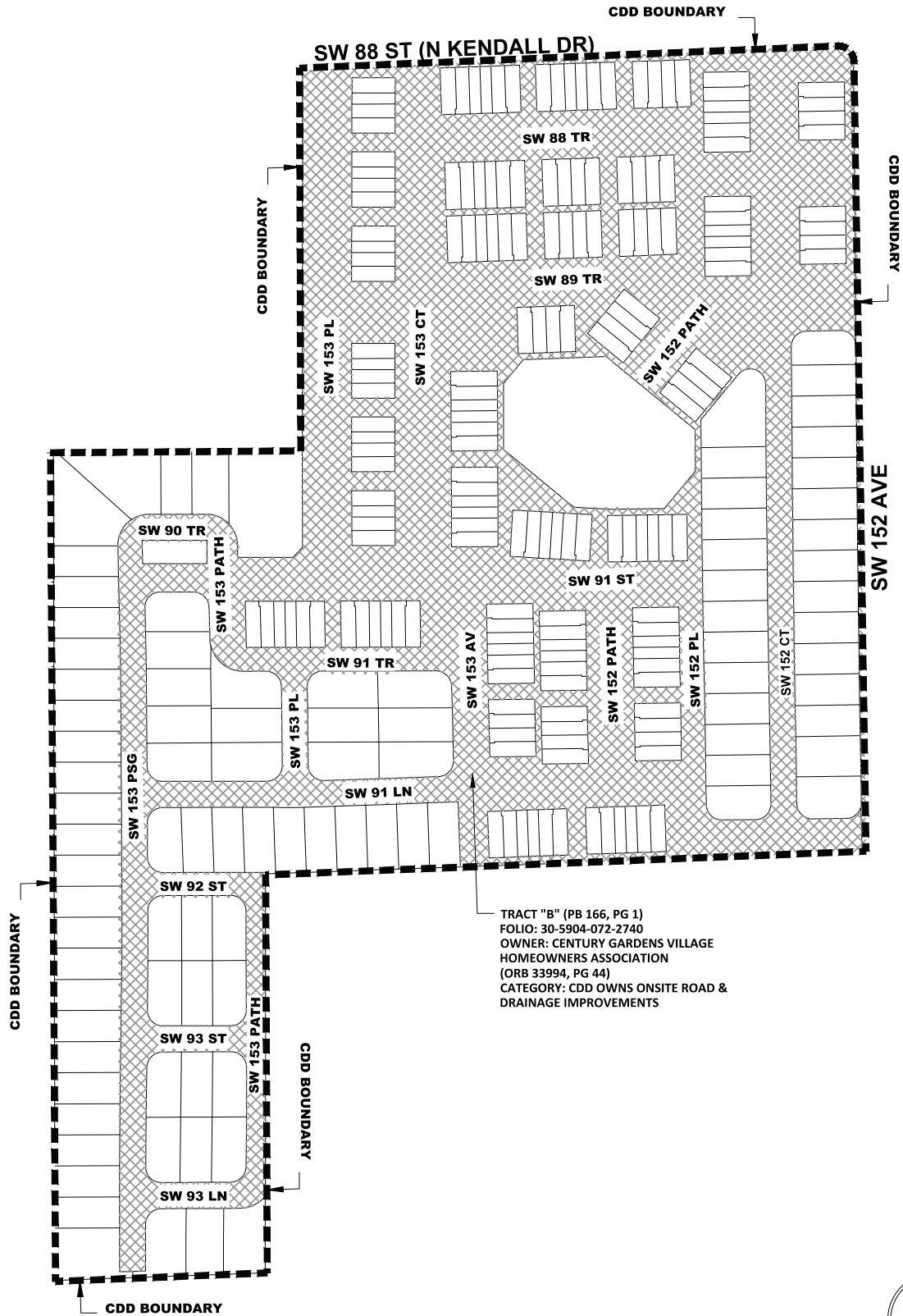


ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS VILLAGE CDD
LOCATION MAP**



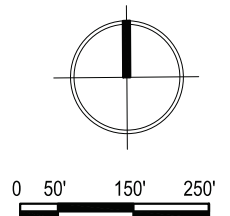
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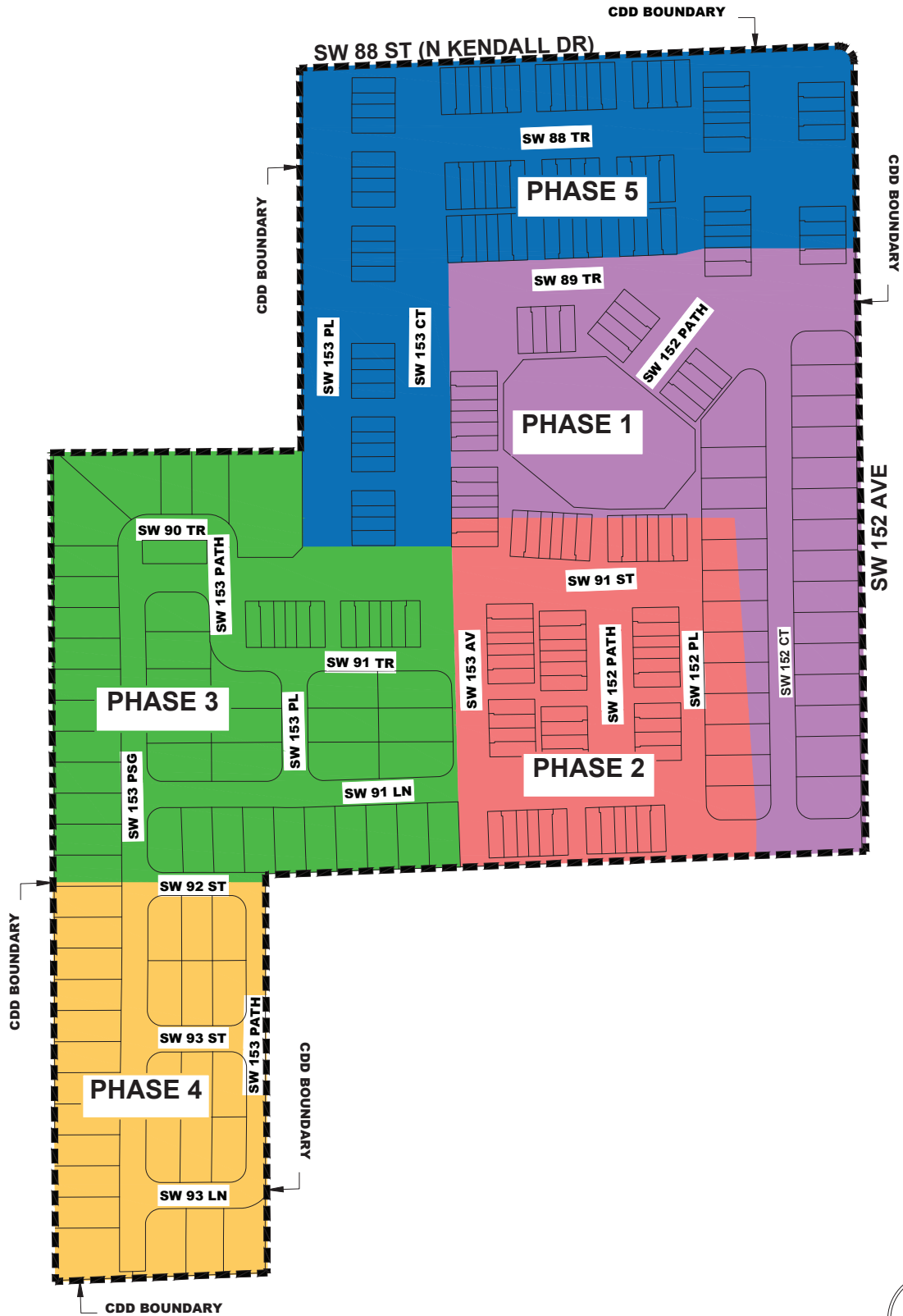


ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS VILLAGE CDD
 CDD LAND OWNERSHIP**

EXHIBIT 2





ALVAREZ ENGINEERS, INC.
CENTURY GARDENS VILLAGE CDD
DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 3