

Century Gardens At Tamiami Community Development District

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

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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIAI COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	53,318	56,896	56,896
Maintenance Assessments	41,383	41,469	41,469
Clubhouse O&M Assessments	343,994	344,196	344,196
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,780	431,780
Debt Assessments - Series 2016 (Original Units)	437,905	438,083	438,083
Debt Assessments - Series 2017 (Townhomes)	42,452	42,465	42,465
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,879	305,879
Other Revenues	0	0	0
Other Revenues - Clubhouse	0	0	0
Interest Income	900	18,500	18,141
TOTAL REVENUES	\$ 1,657,220	\$ 1,679,268	\$ 1,678,909
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	36,144	36,144	33,132
Legal	14,000	13,000	10,788
Assessment Roll	7,500	7,500	0
Audit Fees	6,200	6,200	6,200
Arbitrage Rebate Fees	1,300	1,300	0
Insurance	8,500	8,281	8,281
Legal Advertisements	2,500	4,000	3,002
Miscellaneous	750	1,200	910
Postage	550	335	303
Office Supplies	675	850	802
Dues & Subscriptions	175	175	175
Trustee Fees	17,000	16,496	16,496
Continuing Disclosure Fees	1,400	1,400	0
Website Management	2,000	2,000	1,832
Administrative Contingency	1,000	1,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 101,309	\$ 99,881	\$ 81,921
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	3,500	5,700	3,723
Park Landscaping Maintenance (Includes Mulch)	20,000	6,000	3,200
Park Maintenance & Equipment	9,000	13,000	10,910
Street/Roadway & Stormwater System Maintenance	4,000	1,000	0
Irrigation System Pump Station Maintenance	4,000	1,000	0
Field Operation Management	1,200	1,200	1,100
General Maintenance/Contingency	2,000	2,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 43,700	\$ 29,900	\$ 18,933
TOTAL CLUBHOUSE EXPENDITURES	\$ 399,376	\$ 361,700	\$ 228,650
TOTAL EXPENDITURES	\$ 544,385	\$ 491,481	\$ 329,504
REVENUES LESS EXPENDITURES	\$ 1,112,835	\$ 1,187,787	\$ 1,349,405
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,512)	(411,512)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,520)	(417,520)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,471)	(40,471)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,521)	(291,521)
BALANCE	\$ (31,733)	\$ 26,763	\$ 188,381
County Appraiser & Tax Collector Fee	(33,126)	(15,971)	(15,971)
Discounts For Early Payments	(66,253)	(61,892)	(61,892)
EXCESS/ (SHORTFALL)	\$ (131,112)	\$ (51,100)	\$ 110,518
Carryover From Prior Year (Operating)	55,090	55,090	0
Carryover From Prior Year (Clubhouse)	76,022	76,022	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 80,012	\$ 110,518

FUND BALANCE AS OF 9/30/25	\$845,497
FY 2025/2026 ACTIVITY	(\$51,100)
FUND BALANCE AS OF 9/30/26	\$794,397
LESS PROJECTED CLUBHOUSE FUND BALANCE AS OF 9/30/26	\$519,600
OPERATING FUND BALANCE AS OF 9/30/26	\$274,797

Notes

Carryover From Prior Year Of \$55,090 was used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	323,354	344,196	344,196
Clubhouse - Rentals	0	2,190	2,190
Clubhouse - Key Fobs	0	855	855
Other Revenue - Security Payments	0	1,125	1,125
Total Clubhouse Revenues	\$ 323,354	\$ 348,366	\$ 348,366
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	750	250	0
Alarm Monitoring	1,000	1,400	1,110
AC Maintenance/Repairs	3,000	2,000	1,360
Gym Equipment Maintenance	6,000	16,000	14,734
Telephone, Cable & Internet Service	3,800	3,800	3,016
FPL Power	15,000	12,000	10,436
General Maintenance & Repairs	25,000	18,000	13,909
Insurance - Property/Casualty/Liability	24,326	19,945	19,945
Irrigation Repairs & Maintenance	4,000	1,000	0
Janitorial Services & Supplies	23,000	19,100	16,084
Landscape Maintenance (Mulch & Plant Replacement)	34,000	26,000	22,830
Management Fees (Castle)	15,000	14,232	13,046
Office & Kitchen Supplies	1,800	1,400	1,012
Payroll - Club Staff	75,000	68,000	59,156
Payroll - Club Staff Health Insurance	7,000	1,073	1,073
Pest Control - Interior & Exterior	1,200	1,200	715
Pool & Spa Maintenance	30,000	32,000	28,738
Printing & Postage	500	100	0
Property Taxes	1,000	0	0
Water & Sewer	5,000	5,000	2,249
Computer Services	2,000	200	96
Security	17,000	17,000	13,641
Oversight & Financial Management	6,000	6,000	5,500
Contingency	20,000	20,000	0
Roof On Pool Room Project	15,000	15,000	0
Camera System Maintenance	3,000	1,000	0
Clubhouse Pool & Spa Diamond Brite Project	50,000	50,000	0
Clubhouse & Mail Hut Roof Replacement Reserve	10,000	10,000	0
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 399,376	\$ 361,700	\$ 228,650
Clubhouse Revenues Less Expenditures	\$ (76,022)	\$ (13,334)	\$ 119,716
County Appraiser & Tax Collector Fee	(6,880)	(3,322)	(3,322)
Discounts For Early Payments	(13,760)	(12,892)	(12,892)
Excess/ (Shortfall)	\$ (96,662)	\$ (29,548)	\$ 103,502
Carryover From Prior Year	76,022	0	0
Net Excess/ (Shortfall)	\$ (20,640)	\$ -	\$ 103,502
FUND BALANCE AS OF 9/30/25		\$546,650	
FY 2025/2026 ACTIVITY		(\$29,548)	
FUND BALANCE AS OF 9/30/26		\$517,102	

Notes

Discounts and Fees Actual Amounts Estimated As 20.8% Of Total Discounts & Fees.
Fund Balance Includes Reserves (Pool Spa - \$86,666 & Mail Hut Roof - \$15,600 & Pool Equip, Roof: \$30,000).
Reserves To Be Adjusted On 10-1-26.
Carryover From Prior Year Of \$76,022 was used to reduce Fiscal Year 2025/2026 Assessments.
Carryover From Prior Year Of \$27,696 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income	1,200	18,300	18,117
NAV Tax Collection	405,688	411,512	411,512
Total Revenues	\$ 406,888	\$ 429,812	\$ 429,629
EXPENDITURES			
Principal Payments	160,000	150,000	150,000
Interest Payments	242,250	246,000	246,000
Bond Redemption	4,638	0	0
Total Expenditures	\$ 406,888	\$ 396,000	\$ 396,000
Net Excess/ (Shortfall)	\$ -	\$ 33,812	\$ 33,629

FUND BALANCE AS OF 9/30/25	\$599,705
FY 2025/2026 ACTIVITY	\$33,812
FUND BALANCE AS OF 9/30/26	\$633,517

Notes

Reserve Fund Balance = \$102,248*. Revenue Fund Balance = \$531,269*.

Revenue Fund Account Balance To Be Used To Make 11/1/26 Bond Payment Of \$281,125 -

Principal Payment: \$160,000 - Interest Payment: \$121,125.

* Approximate Amounts

Section Of District Obligated To Pay Series 2014 Bonds:
Expansion Units

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	September 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$4,845,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2016)	1,200	16,200	16,068
NAV Tax Collection	411,631	417,520	417,520
Total Revenues	\$ 412,831	\$ 433,720	\$ 433,588
EXPENDITURES			
Principal Payments (2016)	255,000	255,000	255,000
Interest Payments (2016)	152,813	156,638	156,638
Bond Redemption	5,018	0	0
Total Expenditures	\$ 412,831	\$ 411,638	\$ 411,638
Net Excess/ (Shortfall)	\$ -	\$ 22,082	\$ 21,950

FUND BALANCE AS OF 9/30/25	\$427,814
FY 2025/2026 ACTIVITY	\$22,082
FUND BALANCE AS OF 9/30/26	\$449,896

Notes

Reserve Fund Balance = \$244,202*. Revenue Fund Balance = \$205,694*.

Revenue Fund Account Balance To Be Used To Make 11/1/26 Interest Payment Of \$74,494.

* Approximate Amounts

Section Of District Obligated To Pay Series 2016 Bonds:
Original Units

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st

Par Amount As Of 9/30/26 = \$3,590,000

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2017)	600	1,800	1,784
NAV Tax Collection	39,905	40,471	40,471
Total Revenues	\$ 40,505	\$ 42,271	\$ 42,255
EXPENDITURES			
Principal Payments (2017)	15,000	15,000	15,000
Interest Payments (2017)	24,023	24,323	24,323
Bond Redemption	1,482	0	0
Total Expenditures	\$ 40,505	\$ 39,323	\$ 39,323
Net Excess/ (Shortfall)	\$ -	\$ 2,948	\$ 2,932

FUND BALANCE AS OF 9/30/25	\$54,148
FY 2025/2026 ACTIVITY	\$2,948
FUND BALANCE AS OF 9/30/26	\$57,096

Notes

Reserve Fund Balance = \$10,125*. Revenue Fund Balance = \$46,971*.
Revenue Fund Account Balance To Be Used To Make 12/15/26 Bond Payment Of \$27,011 -
Principal Payment: \$15,000 - Interest Payment: \$12,011.
* Approximate Amounts

Section Of District Obligated To Pay Series 2017 Bonds:
Tract B Townhomes

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	December 15th
Issue Date =	December 2017	Annual Interest Payments Due:
Maturity Date =	December 2047	June 15th & December 15th
Par Amount As Of 9/30/26 =	\$545,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income (2018)	1,200	14,000	13,735
NAV Tax Collection	287,344	291,521	291,521
Total Revenues	\$ 288,544	\$ 305,521	\$ 305,256
EXPENDITURES			
Principal Payments (2018)	115,000	110,000	110,000
Interest Payments (2018)	170,969	172,894	172,894
Bond Redemption	2,575	0	0
Total Expenditures	\$ 288,544	\$ 282,894	\$ 282,894
Net Excess/ (Shortfall)	\$ -	\$ 22,627	\$ 22,362

FUND BALANCE AS OF 9/30/25	\$453,245
FY 2025/2026 ACTIVITY	\$22,627
FUND BALANCE AS OF 9/30/26	\$475,872

Notes

Reserve Fund Balance = \$145,809*. Revenue Fund Balance = \$330,063*.
Revenue Fund Account Balance To Be Used To Make 11/1/26 Bond Payment Of \$200,484 -
Principal Payment: \$115,000 - Interest Payment: \$85,484.
* Approximate Amounts

Sections Of District Obligated To Pay Series 2018 Bonds:
Expansion Units & Tract B Townhomes

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.25%	November 1st
Issue Date =	September 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$4,150,000	