

Century Gardens At Tamiami
Community Development District

**Amended Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Administrative Assessments	53,934	57,787	57,787
Maintenance Assessments	41,053	41,053	41,053
Clubhouse O&M Assessments	343,994	343,994	343,994
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,583	431,583
Debt Assessments - Series 2016 (Original Units)	439,191	439,191	439,191
Debt Assessments - Series 2017 (Townhomes)	42,452	42,453	42,453
Debt Direct Bill - Series 2017 (Townhomes)	0	25,874	25,874
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,685	305,685
Other Revenues	0	2,067	2,067
Other Revenues - Clubhouse	0	107,669	107,669
Interest Income	420	825	807
TOTAL REVENUES	\$ 1,658,312	\$ 1,798,181	\$ 1,798,163
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	30,228	30,225	30,228
Legal	9,000	21,225	21,225
Assessment Roll	7,500	7,500	7,500
Audit Fees	4,000	5,000	5,000
Arbitrage Rebate Fees	1,300	1,300	650
Insurance	6,325	5,750	5,750
Legal Advertisements	800	1,000	820
Miscellaneous	900	1,000	824
Postage	325	750	736
Office Supplies	600	1,375	1,335
Dues & Subscriptions	175	175	175
Trustee Fees	11,850	15,959	15,959
Continuing Disclosure Fees	1,500	1,400	1,400
Website Management	1,500	1,500	1,500
Administrative Contingency	1,200	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,818	\$ 94,159	\$ 93,102
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	1,750	1,750	620
Park Maintenance - Lawn & Landscape Service (Includes Mulch)	15,000	15,000	12,341
Street/Roadway & Stormwater System Maintenance	6,000	0	0
Irrigation System Pump Station Maintenance	2,400	0	0
FPL Power	1,800	0	0
Entrance Feature(s) Signage Maintenance	3,600	0	0
Field Operation Management	840	840	840
Miscellaneous Maintenance	6,000	3,000	0
Maintenance Contingency	1,200	1,200	0
TOTAL MAINTENANCE EXPENDITURES	\$ 38,590	\$ 21,790	\$ 13,801
TOTAL CLUBHOUSE EXPENDITURES	\$ 323,354	\$ 308,538	\$ 278,804
TOTAL EXPENDITURES	\$ 440,762	\$ 424,487	\$ 385,707
REVENUES LESS EXPENDITURES	\$ 1,217,550	\$ 1,373,694	\$ 1,412,456
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,311)	(411,311)
Bond Payments - Series 2016 (Original Units)	(412,839)	(418,758)	(418,758)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(66,306)	(66,306)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,286)	(291,286)
BALANCE	\$ 71,774	\$ 186,033	\$ 224,795
County Appraiser & Tax Collector Fee	(33,158)	(15,988)	(15,988)
Discounts For Early Payments	(66,316)	(61,895)	(61,895)
EXCESS/ (SHORTFALL)	\$ (27,700)	\$ 108,150	\$ 146,912
Carryover From Prior Year	27,700	27,700	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 135,850	\$ 146,912

FUND BALANCE AS OF 9/30/18	
FY 2018/2019 ACTIVITY	
FUND BALANCE AS OF 9/30/19	
LESS PROJECTED CLUBHOUSE RESERVE AS OF 9/30/19	
OPERATING FUND BALANCE AS OF 9/30/19	

	\$210,611
	\$108,150
	\$318,761
	\$115,821
	\$202,940

Notes

Carryover From Prior Year Of \$27,700 was used to reduce Fiscal Year 2018/2019 Assessments.
Carryover From Prior Year Of \$41,385 to be used to reduce Fiscal Year 2019/2020 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	343,994	343,994	343,994
Clubhouse - Rentals	0	2,450	2,450
Clubhouse - Key Fobs	0	815	815
Other Revenue - Release Of Bond Funds Clubhouse O&M	0	103,994	103,994
Other Revenue - Clubhouse	0	410	410
Total Clubhouse Revenues	\$ 343,994	\$ 451,663	\$ 451,663
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	1,200	100	100
Alarm Monitoring	1,500	1,469	1,469
Air Conditioning Maintenance Contract	1,200	1,020	1,020
Bank Charges	2,400	0	0
Circuit Training Gym Equipment Maintenance	1,500	800	617
Cable & Internet Service	2,400	3,800	3,369
Coupon Booklets	2,676	0	0
Electricity	21,600	10,116	10,116
Insurance - Property & Liability	18,000	11,458	11,458
Insurance - Windstorm	3,600	0	0
Insurance - Umbrella	3,900	0	0
Irrigation Repairs & Maintenance	1,200	6,000	4,078
Janitorial Supplies	26,400	30,000	28,562
Landscape Maintenance	14,400	20,500	19,482
Landscape Maintenance (Includes Mulching)	6,300	2,500	1,710
Legal And Professional Fees	1,500	0	0
Management Fees	21,360	18,400	16,396
Miscellaneous Expense	1,200	2,200	1,787
Office Supplies	2,400	325	287
Payroll - Club Staff	131,818	116,000	111,779
Pest Control - Interior & Exterior	1,200	800	675
Pool & Spa Maintenance	10,500	18,000	16,956
Pool & Spa Repairs	2,400	3,000	2,472
Printing & Postage	2,400	50	45
Property Taxes	6,000	0	0
Repairs & Maintenance	2,400	8,500	7,424
Resident Social Expense	6,000	0	0
Telephone	1,200	0	0
Trash Collection	2,700	0	0
Water & Sewer	4,200	3,000	2,642
Contingency (Painting Of Clubhouse-\$9,150-Paver Cart Area-\$1,700-Umbrellas-\$5,434)	17,800	27,800	16,284
Computer Equipment/Services	0	3,200	2,656
Security	0	13,500	11,420
Oversight & Financial Management	0	6,000	6,000
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 323,354	\$ 308,538	\$ 278,804
Clubhouse Revenues Less Expenditures	\$ 20,640	\$ 143,125	\$ 172,859
County Appraiser & Tax Collector Fee	(6,811)	(3,326)	(3,326)
Discounts For Early Payments	(13,829)	(12,874)	(12,874)
Excess/ (Shortfall)	\$ -	\$ 126,925	\$ 156,659
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 126,925	\$ 156,659

Note: Discounts and Fees Actual Amounts Estimated As 20.8% Of Total District Discounts & Fees.

FUND BALANCE AS OF 9/30/18	(\$11,104)
FY 2018/2019 ACTIVITY	\$126,925
FUND BALANCE AS OF 9/30/19	\$115,821

AMENDED FINAL BUDGET

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	100	8,190	8,170
NAV Tax Collection	405,688	411,311	411,311
Total Revenues	\$ 405,788	\$ 419,501	\$ 419,481
EXPENDITURES			
Principal Payments	120,000	115,000	115,000
Interest Payments	281,550	283,450	283,450
Bond Redemption	4,238	20,000	20,000
Total Expenditures	\$ 405,788	\$ 418,450	\$ 418,450
Net Excess/ (Shortfall)	\$ -	\$ 1,051	\$ 1,031

FUND BALANCE AS OF 9/30/18	\$425,468
FY 2018/2019 ACTIVITY	\$1,051
FUND BALANCE AS OF 9/30/19	\$426,519

Notes

Reserve Fund Balance = \$101,709*. Revenue Fund Balance = \$324,810*.

Revenue Fund Account Balance To Be Used To Make 11/1/19 Bond Payment Of \$260,375 -

Principal Payment: \$120,000 - Interest Payment: \$140,375.

* Approximate Amounts

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 9/30/19 =	\$5,770,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income (2016)	100	1,160	1,146
NAV Tax Collection	412,839	418,758	418,758
Total Revenues	\$ 412,939	\$ 419,918	\$ 419,904
EXPENDITURES			
Principal Payments (2016)	215,000	215,000	215,000
Interest Payments (2016)	193,550	195,700	195,700
Bond Redemption	4,389	0	0
Total Expenditures	\$ 408,550	\$ 410,700	\$ 410,700
Net Excess/ (Shortfall)	\$ 4,389	\$ 9,218	\$ 9,204

FUND BALANCE AS OF 9/30/18	\$331,841
FY 2018/2019 ACTIVITY	\$9,218
FUND BALANCE AS OF 9/30/19	\$341,059

Notes

Reserve Fund Balance = \$207,765*. Revenue Fund Balance = \$133,294*.
Revenue Fund Account Balance To Be Used To Make 11/1/19 Interest Payment Of \$95,700
* Approximate Amounts

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 9/30/19 =	\$5,265,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income (2017)	25	715	708
Payment By Developer	0	25,876	25,876
NAV Tax Collection	39,905	40,431	40,431
Total Revenues	\$ 39,930	\$ 67,022	\$ 67,015
EXPENDITURES			
Principal Payments (2017)	12,000	12,000	12,000
Interest Payments (2017)	27,343	27,545	27,545
Bond Redemption	587	0	0
Total Expenditures	\$ 39,930	\$ 39,545	\$ 39,545
Net Excess/ (Shortfall)	\$ -	\$ 27,477	\$ 27,470

FUND BALANCE AS OF 9/30/18	\$11,076
FY 2018/2019 ACTIVITY	\$27,477
FUND BALANCE AS OF 9/30/19	\$38,553

Notes

Reserve Fund Balance = \$10,071*. Revenue Fund Balance = \$28,482*.
Revenue Fund Account Balance To Be Used To Make 12/15/19 Bond Payment Of \$25,671 -
Principal Payment: \$12,000 - Interest Payment: \$13,671.
* Approximate Amounts

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 9/30/19 =	\$638,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income (2018)	25	6,030	6,009
NAV Tax Collection	287,344	291,286	291,286
Total Revenues	\$ 287,369	\$ 297,316	\$ 297,295
EXPENDITURES			
Principal Payments (2018)	90,000	0	0
Interest Payments (2018)	193,044	126,015	126,015
Bond Redemption	4,325	0	0
Total Expenditures	\$ 287,369	\$ 126,015	\$ 126,015
Net Excess/ (Shortfall)	\$ -	\$ 171,301	\$ 171,280

FUND BALANCE AS OF 9/30/18	\$173,165
FY 2018/2019 ACTIVITY	\$171,301
FUND BALANCE AS OF 9/30/19	\$344,466

Notes

Reserve Fund Balance = \$145,040*. Revenue Fund Balance = \$199,426*.
Revenue Fund Account Balance To Be Used To Make 11/1/19 Bond Payment Of \$186,522 -
Principal Payment: \$90,000 - Interest Payment: \$96,522.
* Approximate Amounts

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 9/30/19 =	\$4,850,000	