

Century Gardens At Tamiami  
Community Development District

**Amended Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>REVENUES</b>			
Administrative Assessments	47,684	50,534	50,534
Maintenance Assessments	47,234	47,241	47,241
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)	437,905	437,906	437,906
Debt Assessments - Series 2017 (Townhomes)	42,452	42,453	42,453
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,688	305,688
Other Revenues	0	316	316
Other Revenues - Clubhouse	0	49,654	49,654
Interest Income	480	1,238	1,238
<b>TOTAL REVENUES</b>	<b>\$ 1,657,017</b>	<b>\$ 1,710,607</b>	<b>\$ 1,710,607</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	31,728	31,728	31,728
Legal	12,000	12,614	12,614
Assessment Roll	7,500	7,500	7,500
Audit Fees	6,000	5,100	5,100
Arbitrage Rebate Fees	1,300	1,300	650
Insurance	6,500	6,340	6,340
Legal Advertisements	850	850	758
Miscellaneous	900	750	566
Postage	400	500	489
Office Supplies	675	625	603
Dues & Subscriptions	175	175	175
Trustee Fees	16,000	19,667	19,667
Continuing Disclosure Fees	1,400	1,400	1,400
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	600	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 90,243</b>	<b>\$ 91,149</b>	<b>\$ 89,590</b>
<b>MAINTENANCE EXPENDITURES</b>			
Engineering - Annual Report/Inspections	3,500	1,175	1,175
Park Landscaping Maintenance (Includes Mulch)	15,000	13,400	12,400
Park Maintenance	8,000	7,000	4,402
Street/Roadway & Stormwater System Maintenance	6,000	500	0
Irrigation System Pump Station Maintenance	2,400	500	0
FPL Power	1,800	500	0
Field Operation Management	1,200	1,200	1,200
General Maintenance	6,500	3,000	1,560
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 44,400</b>	<b>\$ 27,275</b>	<b>\$ 20,737</b>
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 323,354</b>	<b>\$ 307,667</b>	<b>\$ 290,278</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 457,997</b>	<b>\$ 426,091</b>	<b>\$ 400,605</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,199,020</b>	<b>\$ 1,284,516</b>	<b>\$ 1,310,002</b>
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,787)	(411,787)
Bond Payments - Series 2016 (Original Units)	(412,839)	(416,861)	(416,861)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,392)	(40,392)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,365)	(291,365)
<b>BALANCE</b>	<b>\$ 53,244</b>	<b>\$ 124,111</b>	<b>\$ 149,597</b>
County Appraiser & Tax Collector Fee	(33,158)	(15,974)	(15,974)
Discounts For Early Payments	(66,315)	(61,923)	(61,923)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (46,229)</b>	<b>\$ 46,214</b>	<b>\$ 71,700</b>
Carryover From Prior Year	41,385	41,385	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (4,844)</b>	<b>\$ 87,599</b>	<b>\$ 71,700</b>

FUND BALANCE AS OF 9/30/20	
FY 2020/2021 ACTIVITY	
FUND BALANCE AS OF 9/30/21	
LESS PROJECTED CLUBHOUSE RESERVE AS OF 9/30/21	
OPERATING FUND BALANCE AS OF 9/30/21	

\$416,964
\$46,214
\$463,178
\$289,122
\$174,056

**Notes**

Carryover From Prior Year Of \$44,940 was used to reduce Fiscal Year 2020/2021 Assessments.  
Carryover From Prior Year Of \$44,440 to be used to reduce Fiscal Year 2021/2022 Assessments.

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**CLUBHOUSE**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
<b>CLUBHOUSE REVENUES</b>			
Clubhouse - O&M Assessments	343,994	343,994	343,994
Clubhouse - Rentals	0	0	0
Clubhouse - Key Fobs	0	1,065	1,065
Other Revenue - Clubhouse	0	12,767	12,767
Other Revenue - Insurance Claim	0	35,822	35,822
<b>Total Clubhouse Revenues</b>	<b>\$ 343,994</b>	<b>\$ 393,648</b>	<b>\$ 393,648</b>
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>			
Access Control	750	0	0
Alarm Monitoring	1,000	698	698
Gym Equipment Maintenance	6,000	1,500	745
Cable & Internet Service	3,200	2,844	2,844
FPL Power	16,000	8,974	8,974
General Maintenance & Repairs	22,000	15,000	11,978
Insurance - Property/Casualty/Liability	19,000	13,602	13,602
Irrigation Repairs & Maintenance	2,000	2,000	1,675
Janitorial Services & Supplies	30,000	20,000	18,388
Landscape Maintenance (Mulch & Plant Replacement)	23,200	22,000	20,655
Management Fees (Castle)	15,000	13,273	13,273
Office & Kitchen Supplies	1,800	1,800	1,613
Payroll - Club Staff	117,409	108,221	108,221
Payroll - Club Staff Health Insurance	8,600	7,448	7,448
Pest Control - Interior & Exterior	1,200	900	750
Pool & Spa Maintenance	27,000	27,000	24,834
Printing & Postage	500	0	0
Property Taxes	5,000	0	0
Resident Social Expense	5,000	0	0
Water & Sewer	4,200	2,500	1,906
Computer Services	2,000	350	286
Security	15,000	10,000	6,843
Oversight & Financial Management	6,000	6,000	6,000
Contingency	18,000	6,000	2,988
Contingency - COVID-19 Required Services and Expenditures	35,000	1,000	0
Water Damage Repair	0	36,557	36,557
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ 384,859</b>	<b>\$ 307,667</b>	<b>\$ 290,278</b>
<b>Clubhouse Revenues Less Expenditures</b>	<b>\$ (40,865)</b>	<b>\$ 85,981</b>	<b>\$ 103,370</b>
County Appraiser & Tax Collector Fee	(6,811)	(3,300)	(3,300)
Discounts For Early Payments	(13,829)	(12,880)	(12,880)
<b>Excess/ (Shortfall)</b>	<b>\$ (61,505)</b>	<b>\$ 69,801</b>	<b>\$ 87,190</b>
Carryover From Prior Year	61,505	61,505	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 131,306</b>	<b>\$ 87,190</b>

FUND BALANCE AS OF 9/30/20
FY 2020/2021 ACTIVITY
FUND BALANCE AS OF 9/30/21

\$219,321
\$69,801
\$289,122

**Notes**

Discounts and Fees Actual Amounts Estimated As  
20.8% Of Total District Discounts & Fees.  
Carryover From Prior Year Of \$61,505 was used to reduce Fiscal Year 2020/2021 Assessments.  
Carryover From Prior Year Of \$36,296 to be used to reduce Fiscal Year 2021/2022 Assessments.

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income	100	44	44
NAV Tax Collection	405,688	411,787	411,787
<b>Total Revenues</b>	<b>\$ 405,788</b>	<b>\$ 411,831</b>	<b>\$ 411,831</b>
<b>EXPENDITURES</b>			
Principal Payments	125,000	125,000	125,000
Interest Payments	270,950	273,450	273,450
Bond Redemption	9,838	0	0
<b>Total Expenditures</b>	<b>\$ 405,788</b>	<b>\$ 398,450</b>	<b>\$ 398,450</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 13,381</b>	<b>\$ 13,381</b>

FUND BALANCE AS OF 9/30/20	\$443,666
FY 2020/2021 ACTIVITY	\$13,381
FUND BALANCE AS OF 9/30/21	\$457,047

**Notes**

Reserve Fund Balance = \$100,755\*. Revenue Fund Balance = \$354,872\*.

Prepayment Account Balance = \$1,420\*.

Revenue Fund Account Balance To Be Used To Make 11/1/21 Bond Payment Of \$265,475 -

Principal Payment: \$130,000 - Interest Payment: \$135,475.

\* 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 9/30/21 =	\$5,525,000	

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income (2016)	100	21	21
NAV Tax Collection	411,631	416,861	416,861
<b>Total Revenues</b>	<b>\$ 411,731</b>	<b>\$ 416,882</b>	<b>\$ 416,882</b>
<b>EXPENDITURES</b>			
Principal Payments (2016)	225,000	225,000	225,000
Interest Payments (2016)	183,844	186,375	186,375
Bond Redemption	2,887	0	0
<b>Total Expenditures</b>	<b>\$ 411,731</b>	<b>\$ 411,375</b>	<b>\$ 411,375</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 5,507</b>	<b>\$ 5,507</b>

FUND BALANCE AS OF 9/30/20	\$347,349
FY 2020/2021 ACTIVITY	\$5,507
FUND BALANCE AS OF 9/30/21	\$352,856

**Notes**

Reserve Fund Balance = \$207,985\*. Revenue Fund Balance = \$144,467\*.

Prepayment Account Balance = \$404\*.

Revenue Fund Account Balance To Be Used To Make 11/1/21 Interest Payment Of \$90,656.

\* 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 9/30/21 = \$4,805,000

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income (2017)	25	5	5
NAV Tax Collection	39,905	40,392	40,392
<b>Total Revenues</b>	<b>\$ 39,930</b>	<b>\$ 40,397</b>	<b>\$ 40,397</b>
<b>EXPENDITURES</b>			
Principal Payments (2017)	13,000	12,000	12,000
Interest Payments (2017)	26,533	26,735	26,735
Bond Redemption	397	0	0
<b>Total Expenditures</b>	<b>\$ 39,930</b>	<b>\$ 38,735</b>	<b>\$ 38,735</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,662</b>	<b>\$ 1,662</b>

FUND BALANCE AS OF 9/30/20	\$40,227
FY 2020/2021 ACTIVITY	\$1,662
FUND BALANCE AS OF 9/30/21	\$41,889

**Notes**

Reserve Fund Balance = \$9,977\*. Revenue Fund Balance = \$31,912\*.  
Revenue Fund Account Balance To Be Used To Make 12/15/21 Bond Payment Of \$26,266 -  
Principal Payment: \$13,000 - Interest Payment: \$13,267.  
\* 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 9/30/21. = \$614,000

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21</b>	<b>AMENDED FINAL BUDGET 10/1/20 - 9/30/21</b>	<b>YEAR TO DATE ACTUAL 10/1/20 - 9/29/21</b>
<b>REVENUES</b>			
Interest Income (2018)	25	36	36
NAV Tax Collection	287,344	291,365	291,365
<b>Total Revenues</b>	<b>\$ 287,369</b>	<b>\$ 291,401</b>	<b>\$ 291,401</b>
<b>EXPENDITURES</b>			
Principal Payments (2018)	95,000	95,000	95,000
Interest Payments (2018)	187,494	188,919	188,919
Bond Redemption	4,875	0	0
<b>Total Expenditures</b>	<b>\$ 287,369</b>	<b>\$ 283,919</b>	<b>\$ 283,919</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 7,482</b>	<b>\$ 7,482</b>

FUND BALANCE AS OF 9/30/20	\$357,463
FY 2020/2021 ACTIVITY	\$7,482
FUND BALANCE AS OF 9/30/21	\$364,945

**Notes**

Reserve Fund Balance = \$143,679\*. Revenue Fund Balance = \$221,266\*.  
Revenue Fund Account Balance To Be Used To Make 11/1/21 Bond Payment Of \$188,747 -  
Principal Payment: \$95,000 - Interest Payment: \$93,747.  
\* 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 9/30/21 =	\$4,665,000	