



**CENTURY GARDENS AT TAMiami
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 10, 2022
6:15 P.M.**

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

www.centurygardenstamiamicdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY GARDENS AT TAMiami
COMMUNITY DEVELOPMENT DISTRICT
Gardens by the Hammocks Clubhouse Meeting Room
15080 S.W. 116th Terrace, Miami
Florida 33196
REGULAR BOARD MEETING
March 10, 2022
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 18, 2021 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Clubhouse Cameras Installation Proposal and Maintenance Agreement.....Page 7
 - 2. Consider Approval of Clubhouse Rain Gutters Installation Proposals.....Page 18
 - 3. Consider Approval of Clubhouse Trim Painting Proposals.....Page 25
 - 4. Discussion Regarding Castle Group Staff Changes and Consider Approval of Amendment.....Page 30
 - 5. Discussion Regarding the Clubhouse Usage and Hours
 - 6. Discussion Regarding the Gym Usage and Hours
 - 7. Ratify and Approve Changes to the Janitorial Schedule Effective as of January 2022.....Page 31
 - 8. Update on Pool Repairs
 - 9. Ratify and Approve Clubhouse Pool Motor Replacement and Add Pump Surge Protection.....Page 32
 - 10. Ratify and Approve American Pool Service Request for Cost Increase
Effective as of January 2022 and Authorize the Amendment to the Existing Agreement
 - 11. Discussion Regarding Security Services and Consider Approval of Amendment to Agreement.....Page 34
 - 12. Consider Approval of Resolution 2022-01 – Proposed Budget
and Non-Ad Valorem Special Assessments for FY 2022/2023; and Providing an Effective Date.....Page 35
- I. Administrative & Operational Matters
 - 1. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022
 - 2. Discussion Regarding the General Elections and Candidate Qualifying Period – Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022
 - 3. Consider Ratification of Clubhouse Expenditures.....Page 46
- J. District Counsel Report
- K. Board Members Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

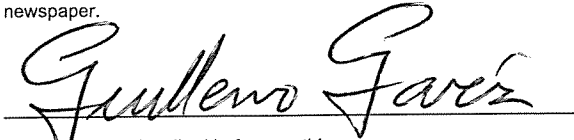
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS AT TAMIAAMI COMMUNITY
DEVELOPMENT DISTRICT - FISCAL YEAR 2021/2022
REGULAR MEETING SCHEDULE

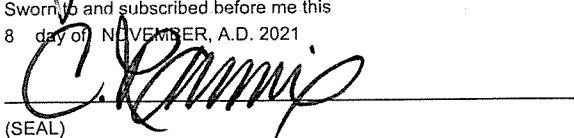
in the XXXX Court,
was published in said newspaper in the issues of

11/08/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

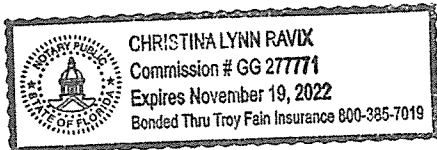


Sworn to and subscribed before me this
8 day of NOVEMBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



CENTURY GARDENS AT TAMIAAMI COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold Regular Meetings in the Gardens by the Hammocks Clubhouse located at 15080 S.W. 116th Terrace, Miami, Florida 33196 at 6:15 p.m. on the following dates:

November 18, 2021
January 13, 2022
March 10, 2022
May 12, 2022
September 15, 2022

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 www.centurygardenstamiamicdd.org or by contacting the District Manager at 786-347-2711 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 Board members may be fully informed of the discussions taking place. Said meetings 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 insure 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 786-347-2711 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 with no advertised notice.

CENTURY GARDENS AT TAMIAAMI COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenstamiamicdd.org
11/8

21-15/0000560983M

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 18, 2021**

A. CALL TO ORDER

The November 18, 2021, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:21 p.m. in the Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* November 8, 2021, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisors Max Riveros and Tarik Djemil constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Gloria Perez of Special District Services, Inc.; General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineering.

D. CONSIDER APPOINTMENTS TO BOARD VACANCIES

No appointments were made at this time.

E. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointment to office and stated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

A brief discussion ensued after which the following slate of officers was nominated:

- Chairperson – Ramon Javier
- Vice Chairperson – Cristofer Romero
- Assistant Secretary – Max Riveros
- Assistant Secretary – Tarik Djemil
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers for Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Riveros and unanimously passed electing the above Slate of Officers, as nominated.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. August 12, 2021, Public Hearing &, Regular Board Meeting

Mrs. Perez presented the minutes of the August 12, 2021, Public Hearing & Regular Board Meeting.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the minutes of August 12, 2021, Public Hearing & Regular Board Meeting, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2021-08 – Adopting a Fiscal Year 2021/2022 Amended Budget

Mrs. Perez presented Resolution No. 2021-08, entitled:

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2021, and this is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2021-08, as presented.

2. Castle Group Staff Changes

Ms. Barrios provided an update regarding the staff changes at the Castle Group that have occurred at the Clubhouse over the last few months, advising that Yami Ceballos had since resigned and that Natalie Figueroa had assumed her position. In addition, she also advised that Jessica Vega had provided her resignation notice and that she would be looking into her replacement.

3. Discussion Regarding Gym Usage

The Board approved the gym returning to its regular scheduled hours.

4. Discussion Regarding Clubhouse Usage

The Board approved the clubhouse returning to its regular scheduled hours.

5. Update on Pool Repairs

Ms. Barrios provided an update, noting that the pool equipment delivery was expected on November 24, 2021, after which the work would be scheduled.

6. Consider Change Order from Au Electric for Ongoing Pool Deck Lighting Project

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Riveros and passed unanimously ratifying and approving approximately \$850 for the installation of new low voltage wires.

7. Consider Turf Management Trenching Proposal for Pool Deck Lighting Project

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Djemil and passed unanimously ratifying and approving approximately \$1,521 for the trenching proposal.

8. Consider Clubhouse Pressure Clearing Proposals

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Djemil and passed unanimously approving the Olivfloor Repair and Service Corp proposal in the amount of \$2,725 for the clubhouse pressure clearing.

9. Discussion Regarding Turf Management Increase Request

Mrs. Perez provided the Turf Management request for a 5.8% increase to the current contract, adding that the current agreement was effective March 2019;

The Agreement is currently \$25,000 per year with a 5.8% increase (an additional \$1,450 annually) for a total cost of \$26,450 for landscaping services at both the clubhouse and the park maintained by the District.

Porter services for the park are covered under the 1st Amendment and are currently \$75 per service for a total of \$150 per month or annually \$1,800. A 5.8% increase would total an additional \$8.70 per month/\$104.40 per year for a new total annual cost of \$1,904.40.

Mrs. Perez advised the contractor that the increase, if accepted, would not be effective until November 2022, allowing the Board to increase assessments, if deemed necessary.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed approving the 5.8% increase to the current Turf Management agreement; and simultaneously authorizing District Counsel to prepare an amendment and authorizing District management to execute on behalf of the District.

The Regular Board Meeting was then recessed and a meeting of the Auditor Selection Committee was called to order.

K. AUDITOR SELECTION COMMITTEE

1. Consider Selection of an Auditor

Mrs. Perez noted that the purpose of the Auditor Selection Committee meeting was to rank and recommend, in order of preference, the auditor proposals. She explained that Grau and Associates was the only firm that had responded. A discussion ensued after which:

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and unanimously passed waiving the required three (3) firms to be considered and recommending Grau & Associates as qualified to perform the auditing services

There being no further Auditor Selection Committee business to conduct, Mrs. Perez adjourned the Auditor Selection Committee Meeting and simultaneously reconvened the Regular Board Meeting.

A discussion ensued after which the Board, acting as the District Board, accepted the recommendation of the Audit Committee as follows:

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed waiving the minimum required number of firms and engaging the auditing firm of Grau & Associates, a qualified auditing firm, to perform audits for the fiscal years ending September 30, 2021, September 30, 2022, and September 30, 2023, at the following rates:

Audit for fiscal year ended September 30, 2021, in the amount of \$5,400;
Audit for fiscal year ending September 30, 2022, in the amount of \$5,600; and
Audit for fiscal year ending September 30, 2023, in the amount of \$5,800

and further authorizing the District management to negotiate fees for the fiscal years ending 2024 and the 2025 audits, as proposed by Grau at \$6,000 and \$6,200, respectively.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Ratification of Clubhouse Expenditures

Presented in the meeting book were expenditures for the Board's review.

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and passed unanimously ratifying and approving the clubhouse expenditures, as presented.

M. DISTRICT COUNSEL REPORT

Mr. Cochran had nothing further to report.

N. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

O. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier, seconded by Supervisor Riveros and passed unanimously to adjourn the meeting at 6:47 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

BID Analysis Cameras	
Redes Telecom	Regions Security
Expand the fully functional camera security project	Placement of new cameras control system around the clubhouse & mail room
<ul style="list-style-type: none"> Add new cameras on: pool viewing the bungalows, pool dining terrace, parking area, golf cart parking space, inside clubhouse hallway viewing exit door next to the bathrooms. Installation of bury tubes in the ground of parking area to reach existing posters for cameras installation. Expand system from 16 to 32 cameras capacity. Expand days of recording storage 	<ul style="list-style-type: none"> Add new cameras Hikvision IP 8MP on: parking area in front of clubhouse (2), back of the pool (1). Replace cameras Hikvision IP 8MP on: pool back (1), pool pumps/ side parking (1), Pool side view (1). Add cameras Hikvision IP 4MP on: Clubhouse hallway (1), Pool covered tables area (1). Installation of a new server. Tailored software app training program provided for management.
Total new cameras: 6	Total new cameras: 8
Insurance and Workers Comp: Yes	Insurance and Workers Comp: Yes
Warranty: 1 year on installation & 2 years by manufacturer.	Warranty: 1 year on parts and labor.
Total Price: \$5,739.61=	Total Price: \$11,324.00=
Deposit Required: 50% 50% at the time of completion.	Deposit Required: 50% 50% at the time of completion.

Note: Redes Telecom offers a maintenance plan of six visits a year for \$180 monthly.

package includes Preventive Maintenance 1. Labor to perform 6 on site scheduled comprehensive maintenance session per year for routine clearing. 2. Visual adjustments, alignments, and repair. Unscheduled maintenance 1. 24/7 service and support response. 2. Priority phone support (1Hr response time). 3. Priority on site service (2Hrs response time). 4. Labor to perform off site remote diagnostics and troubleshooting (remote desktop management). 5. Commitment to restore your system in less than 24 hrs. Shop service & parts 1. All materials and parts including catastrophic parts. 2. 24 hrs. Receipt of key parts. 3. Preferred purchase rate for add on parts and software upgrades (15% discount). 4. Coverage of costs for equipment sent to manufacturers for diagnostic and repair given in warranty. Other plus services 1. Yearly audit and report to review the system for future planning and upgrades. 2. DVR and NVR software maintenance revisions.

Redes Telecom LLC

7339 Southwest 21st Street

Miami, Florida 33155

305-281-5683

yosvany@redes-telecom.com | www.redes-telecom.com



RECIPIENT:

Gardens by the Hammocks Club

15080 Southwest 116th Terrace

Miami, Florida 33196

Phone: 7867324145

Estimate #1782

Sent on

Feb 09, 2022

Total

\$5,739.61

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
RE-NVR 32 CH	Hikvision NVR network cameras supported Up to 12 Megapixels resolution recording. 4K resolution Support 1-ch HDMI, 1-ch VGA, HMDI at up to 4K(3840x2160) resolution 32-ch network cameras can be connected with 256M incoming bandwidth Up to 4 SATA interfaces. alarm I/O: 16/4, 1.5U case,19"" Plug & Play with up to 16 independent PoE network interfaces Support dual-os to sure high reliability of system running Support various VCA detection alarm and VCA search Support H.265/H.264/H.264+/MPEG4 video formats	1	\$1,550.95	\$1,550.95
RE-IPDOME	IP CAMERA MINI DOME 2 MP TO IR (30) REAL DAY/NIGHT,DWDR, 3D-DNR, ONVIF FOR OUTDOOR SUPPORT FOR MICROSD CARD	2	\$128.95	\$257.90
RE-IP-BULLET	5MP Technology (2560 x 1920), IP EXIR Bullet Camera, Supports P2P EZVIZ. UL LISTED Certified Product	4	\$159.00	\$636.00*
RE-HD 6TB	WD Purple Surveillance Hard Drive 6TB	4	\$156.94	\$627.76*
RE-Job Material	Job Material description: PVC 1/2 ducts, LB, 90, connectors and coupling.	1	\$750.00	\$750.00
RE-DOME BRACKET	ALUMINUM WALL MOUNTING BRACKET FOR DOME CAMERAS DS- FOR OUTDOOR USE	3	\$39.00	\$117.00*

Redes Telecom LLC

7339 Southwest 21st Street

Miami, Florida 33155

305-281-5683

yosvany@redes-telecom.com | www.redes-telecom.com



PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Labor-tech	<p>Redes Telecom will expand the fully functional camera security project, this includes changing the system they have in mind to expand it from 16 cameras to 32 cameras as well, we are expanding the days of recording storage and adding new cameras in the area of the pool viewing the bungalows and, on the terrace, adding cameras in the parking area in front of the property and the golf cart area, inside the office viewing the exit door next to the bathrooms.</p> <p>The cameras for the parking area we will bury tubes in the ground to reach the existing posters and in them we will install the cameras to have a total view of the parking lot.</p> <p>Attached we send you a (Surveillance Maintenance Agreement) for all the cameras giving them a gold service.</p>	1	\$1,800.00	\$1,800.00*
WARRANTY	ALL PRODUCTS HAVE A 2 YEAR WARRANTY BY THE MANUFACTURER AND 1 YEAR INSTALLATION			
Job Info Condition	<p>Project or proposed working conditions.</p> <p>Shipping costs are not included in this quote.</p> <p>This Quote is based on the plans issued. (2-4-2022) and any deviation from these Plans must be addressed in accordance with the terms.</p> <p>Redes telecom is not responsible for the quality or performance of the equipment supplied by the customer.</p> <p>Two-year parts and one-year labor warranty.</p> <p>Any problems detected in the existing installation will be treated as a separate work and a separate invoice from the previously approved one.</p> <p>Electric shock or failure / damage caused by nature or force majeure is not covered by the warranty.</p> <p>50% in advance, 30% to finished raw cable to be installed and 20% in delivery.</p> <p>The price of the proposed project does not include engineering plan or permit fees, this is a transfer cost and will be determined once the City of has issued the low voltage permit. SUBTOTAL: Original project and purchase order.</p> <p>This quote is based on current market values and is valid for 90 DAYS. After 90 DAYS The price is subject to change.</p>	1	\$0.00	\$0.00*

Redes Telecom LLC

7339 Southwest 21st Street
Miami, Florida 33155
305-281-5683
yosvany@redes-telecom.com | www.redes-telecom.com



Total	\$5,739.61
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* Non-taxable
This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____



**Gardens by the
Hammocks**
Miami, Florida

**Security Camera
System Upgrade**

**Confidential Proposal
February 16, 2022**

**Regions Security Services
1100 NW 72nd Ave
Miami, FL 33126
(305) 517-1266
www.RegionsSecurity.us
technology@RegionsSecurity.us**

About Us

Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, Regions Security continues to expand rapidly in all major vertical markets. Our business extends throughout the tri-county area with contracts from north of Jupiter in Palm Beach County to south of Homestead in Miami-Dade County. Regions Security offers cutting edge technology, highly trained security professionals and best in class customer service and support. We meet your needs, your budget and help you and your organization accomplish your security goals.



Regions Security has earned the confidence of our valued customers providing professional assistance with all our access control and video surveillance installations. Our company's corporate offices and customer support center are in Miami, Florida adjacent to Miami International Airport. Our facilities support our networking and systems engineering department, as well as our help desk and technical services. We maintain a customer support department providing 24/7 help desk support. We only carry professional grade equipment and security software. Each of our support representatives have completed comprehensive training on all our products and have extensive knowledge on product application and equipment troubleshooting. Regions can help you understand your technology security risks by offering a complementary Security Risk Assessment of your company's operation, office and exterior areas including parking lots and building entrances. We'll help you determine the best Access Control and Surveillance Systems for your facility to guarantee the highest level of uninterrupted operation. Regions works with you to design a customized solution that addresses the evolving security needs of your organization in the most effective way possible.



Digital video surveillance helps deter crime, theft, vandalism, and employee theft. Security cameras and digital video recording may reduce fraudulent liability claims with clearly documented incidents. Video surveillance may also improve employee productivity and business efficiencies. Access Control systems help protect valuable assets and sensitive areas by restricting and managing all entry points. These systems help increase employee safety and eliminate costly re-keying and lock changes. Experienced installation servicemen guarantee your system will be trouble-free. Each system includes a full 100% one-year warranty on parts and labor. Our technicians are available 24 hours a day, seven days a week. We are focused on customer satisfaction which is an integral part of our past success and the cornerstone of our future growth. Our goal is 100% customer satisfaction.



Regions Security is a Veteran-Owned Small Business and a specialized provider of security and ancillary services. Regions Security was born out of the desire and need to address unresponsive and substandard services, red-tape and service delays often offered by other companies.

Regions Security was formed in 2010 by its President & CEO Carlos Rivero, Jr. after serving in the U.S. Army and managing numerous security companies. Mr. Rivero is a highly recognized service-disabled veteran who served in the Operation Enduring Freedom military initiative in 2001-2002.

WAVE Intelligent Video Management Software



Hanwha Techwin America (formerly Samsung Techwin) is a precision technology company that has sustained stable growth for over 40 years, and is part of the Hanwha Group, a Fortune 500 company based in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality and precision products.



Hanwha's Wave Video Management Software (VMS) is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Compatible with all mayor video cameras and operating systems (Windows, Linux).



Simplicity Intuitive implementation is one of the most important elements to ensure our users navigate through the software with ease. Whether it is software installation, server configuration, recording setup, layout creation, or sharing of your system with WAVE Sync, everything is designed with simplicity in mind.



Reliability You cannot afford to lose any video from an incident and that is why you need a reliable security surveillance solution. WAVE is loaded with features to help your system capture and record every moment with minimum downtime. Multi-server redundant fail-over option can be is built into the software to be used and can be activated with only a few clicks.



Remote WAVE Sync allows you to share your system without having to know any in-depth knowledge of the network. With WAVE Sync you can easily remote access or share the system. WAVE Mobile app lets you view live video and playback recordings from your smart devices. Supports both iOS and Android.



Video Management Hardware



Hanwha Techwin America (formerly Samsung Security) is a precision technology company that has demonstrated stable growth for over 42 years, and is part of the Hanwha Group, a Fortune 500 company and one of the largest conglomerates in South Korea. The Hanwha Group has accumulated manufacturing expertise over 60 years of operation, gaining in-depth market knowledge and experience in producing the highest quality, precision products that serve the aerospace, defense, energy and security industries. As a leading manufacturer in the security industry, Hanwha offers video surveillance products including analog and IP cameras, storage devices and software founded on world-class optical design, manufacturing, image processing technologies and intelligent video analytics H.265 support.



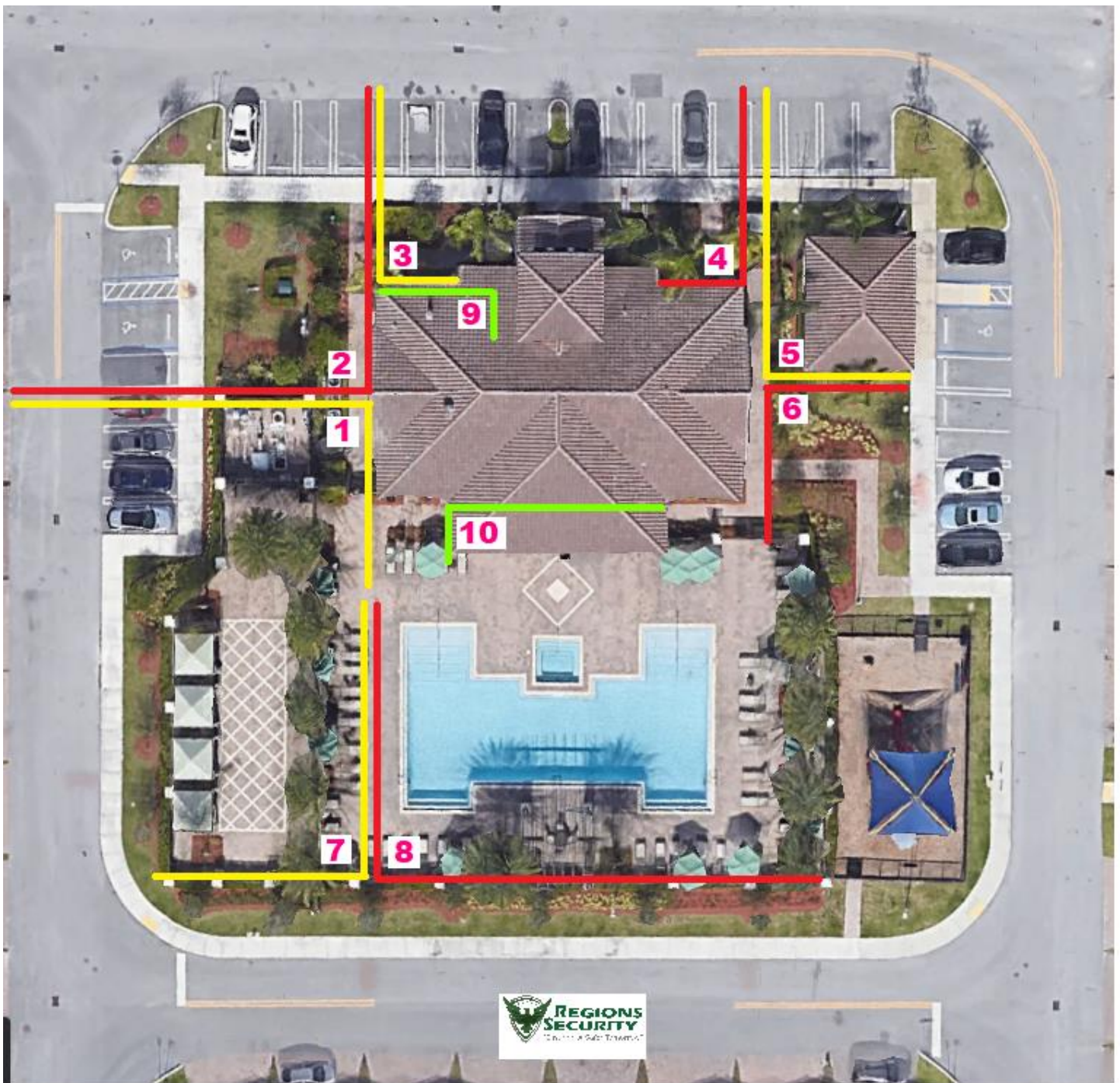
Hikvision video surveillance products are based on cutting edge technologies that are unique in the security industry. Based on optical and image processing technologies accumulated over 30 years, Hikvision has solidified its leadership position in the field of

security solutions by developing and manufacturing cutting-edge security systems, including the world's best performing security cameras, digital video recorders, and network control systems. HikVision management team brings a wealth of experience and is redefining what you'd expect in a digital video security provider which is committed to acquiring the world's best technology to expand its product portfolio. Hikvision world leading imaging technology plays an important role in protecting the safety of people by providing a comprehensive solution ranging from city surveillance to the protection of airports, ports, industrial and commercial facilities. Hikvision provides a wide-ranging line of products including analog, hybrid and IP high-definition video security systems.



Gigabit PoE+ Switch featuring PLANET intelligent PoE functions to improve the availability of critical business applications. It provides IPv6/IPv4 dual stack management and built-in L2/L4 Gigabit switching engine along with 8 10/100/1000BASE-T ports. As it is the managed PoE switch for surveillance, wireless and VoIP networks.

Suggested and Current Camera Locations



Professional Security Camera System

Description

QTY

Hanwha 32 Channel Network Video Recorder (NVR) 6TB Storage

1



16CH @8MP (4K) each, 250Mbps recording throughput, Supports H.265/ H.264/ MJPEG, Maximum 4 HDDs, HDMI/VGA local dual monitor, HDMI up to UHD (4K) resolution, ONVIF camera compliant, QR code/P2P, Wisenet Mobile App.

Hanwha Wave Intelligent Video Management System (VMS Imbedded License)

32



Wave is an advanced, flexibility and customizable IP Video Management platform to create tailored networked video solutions. Deploy any type of project any video camera. H.265 H.264, Server Health Monitoring, View, edit, and export offline videos and images, fully customizable application

Planet 16 Port PoE Gigabit Switch Ethernet/Fiber

2



10/100BASE-TX Fast Ethernet ports, 16 channel, 2 extra Gigabit TP ports and 1 1000BASE-X SFP combo interface, 802.3at, Total PoE Budget: 185W, Max. Power Consumption 207W, 5.36Mpps@64Bytes, Temp 0 to 50°C, TAA Compliant.

Hikvision IP 8MP Indoor/Outdoor WDR Bullet Camera – Day/Night Color Camera Indoor/Outdoor Mounting Bracket

8

8



8 Megapixel, 24/7 Full Time Color, Max 2688x1520@ 30 fps, 2.8mm, 4mm, 6mm Fixed Lens, H.265+, H.264+, 120dB WDR, 0.0014 Lux @ (f/1.0, AGC On), 0 Lux with Light, 12VDC, PoE (802.3af), MicroSD/SDHC/SDXC Slot 128GB, IP67, BLC/3D DNR/ HLC.

New: Clubhouse Front Parking area (#3 & 4), Pool Back (#7 & 8)

Replace: Pool Pumps (#1), West Parking (#2), East Parking / Mail (#5), East Parking (#6)

Hikvision IP 4MP Indoor/Outdoor WDR Bullet Camera Indoor/Outdoor Mounting Bracket

2

2



1/3" 4MP Progressive Scan CMOS, Up to 2560x1440 Resolution, 2.8mm, 4mm, 6mm Fixed Lens Options, Night Vision Range 100ft, H.265+/H.265/H.264+/H.264, 120dB True Wide Dynamic Range (WDR) Clear Image, IP67 Protection, Metal Housing, 12VDC or PoE power.

New: Clubhouse Hallway (#9), Poll Covered Tables Area (#10)

Equipment Installation Services



Installation of new server, switches, cameras, housings. Includes all cables, materials, labor, cable terminations and certifications. Does not include any city permit engineering plans, processing costs or fees.

Engineering and Programming Services



Regions will deploy a local and remote secured network infrastructure to manage all installed equipment in this proposal. We will program each device as required and for optimum performance. This includes setting camera coverage view, resolution, video quality and frames for peak bandwidth usage. We will also design recording schedules and specific coverage rules.

User Application Training



A tailored software application training program will be provided for management and authorized users. Classes will be conducted for management and a selected users in group sessions to include live camera viewing, playback and overall system functions. Basic camera management, maintenance, setting recording rules and remote access authorization procedures.

Project Summary

Security System Upgrade - TOTAL \$ 11,324.00
(Plus, Applicable Taxes)

Payment Terms



Payment 1: 50% Deposit with Contract.
Payment 2: 50% Balance Project Completion
Delivery: 2-3 Weeks Contract Date

Regions Equipment Warranty



Regions Security will repair or replace all equipment sold above for a period of One Year. Equipment Warranty excludes accidents, vandalism, theft, water, lightning, fire damage, intrusion, abuse, misuse, any casualty, unauthorized repair service, modification, or any other cause beyond the control of Regions Security, including interruption of electrical power or internet service.

BID Analysis Rain Gutters	
Master Pro Rain Gutters, Corp.	Gio Gutter, Inc
Placement of new water control system around the clubhouse & mail room.	Placement of new water control system around the clubhouse & mail room.
<ul style="list-style-type: none"> • Installation of approximately 448 lineal feet 6" K Style Aluminum Seamless Gutters • Installation of 240 lineal feet 3x4" Seamless Downspouts Aluminum material • Downspouts pipes will be attached to the building walls with powers pins Nails & 915 sealants (approved by Miami Dade for hurricane proof) • Factory color: Royal Brown (matches with building- no painting needed after installation) 	<ul style="list-style-type: none"> • Installation of 6" K Seamless Gutters
Insurance and Workers Comp: Yes	Insurance and Workers Comp: Yes
Warranty: 5 years on installation & 10 years on materials.	Warranty: 5 years
Total Price: \$3500.00=	Total Price: \$3500.00=
Deposit Required: 50% 50% at the time of completion.	Deposit Required: 30% 70% at the time of completion.

GIO GUTTER, INC.
 Seamless Rain Gutter • Licensed & Insured
 2276 West 56th Street, Hialeah, FL 33016
 Tel.: (786) 991-7524

☒ **ESTIMATE**
☒ **INVOICE**
 No. _____

Name Century Gardens at Tamiami Community WORK TO BE PERFORMED AT _____

Address 15080 SW 116 Terrace

Address _____

City, State Miami, FL 33196

City, State _____

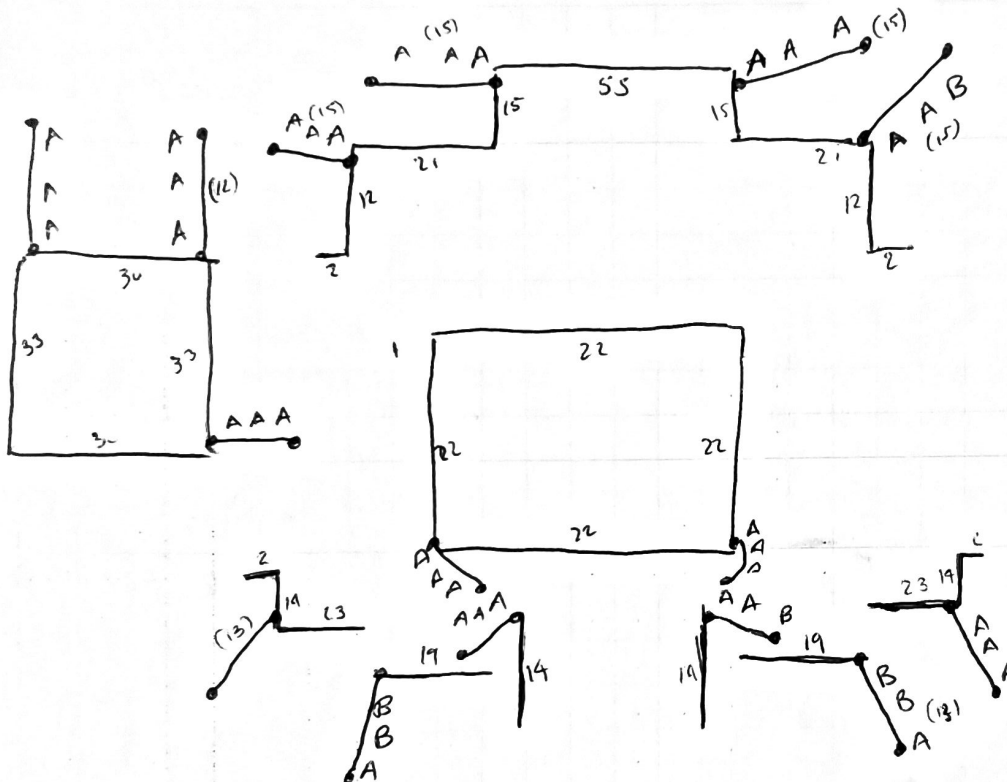
Phone: (786) 732-4145

Anticipated Installation Date _____

ESTIMATE: 500 Ft 6" k-style / 190 Ft Downspout (3x4)

GUTTER COLOR

- | | |
|---|------------------------------------|
| <input type="checkbox"/> WHITE | <input type="checkbox"/> CREAM |
| <input type="checkbox"/> IVORY | <input type="checkbox"/> BROWN |
| <input type="checkbox"/> BRONZE | <input type="checkbox"/> GRAY |
| <input type="checkbox"/> L. GRAY | <input type="checkbox"/> D. GRAY |
| <input type="checkbox"/> CLAY | <input type="checkbox"/> COPPER |
| <input type="checkbox"/> GREEN | <input type="checkbox"/> EGG SHELL |
| <input type="checkbox"/> 3 X 4 | <input type="checkbox"/> 2 X 3 |
| <input type="checkbox"/> 4 X 5 | <input type="checkbox"/> |
| <input type="checkbox"/> CONDUCTOR HEAD | <input type="checkbox"/> |



DOWNSPOUT COLOR

- | | |
|---|------------------------------------|
| <input type="checkbox"/> WHITE | <input type="checkbox"/> CREAM |
| <input type="checkbox"/> IVORY | <input type="checkbox"/> BROWN |
| <input type="checkbox"/> BRONZE | <input type="checkbox"/> GRAY |
| <input type="checkbox"/> L. GRAY | <input type="checkbox"/> D. GRAY |
| <input type="checkbox"/> CLAY | <input type="checkbox"/> COPPER |
| <input type="checkbox"/> GREEN | <input type="checkbox"/> EGG SHELL |
| <input type="checkbox"/> 3 X 4 | <input type="checkbox"/> 2 X 3 |
| <input type="checkbox"/> 4 X 5 | <input type="checkbox"/> |
| <input type="checkbox"/> CONDUCTOR HEAD | <input type="checkbox"/> |

REMOVE ALL DEBRIS

TOTAL	\$3,500
SALES TAX	0
DEPOSIT	30%.
BALANCE	

- ☒ CHECK # _____
☒ CASH _____
☒ CREDIT CARD _____
 3% fee

_____ Date Proposal Accepted

_____ Authorized Signature

_____ Client Signature

By signing this proposal you accepted the terms set forth in this contract. Any change during or after the project may result additional cost. Unless started all gutters are installed with spikes and ferrules. All repairs are put on a 4-6 week lead time for scheduling. We are not responsible for any damages. For example broken tiles or repair associated with walking on an old or damaged roof. As well as if a wall is hollow and it cracks when installing a downspout. Also if your furring cracks due to inexpensive furring we are not responsible. 5 years guarantee.



Master Pro Rain Gutters, corp.

www.masterproraingutters.com

Lic#19BS0034

Document Number P18000054142

Employer Identification Number: 83-1040124

Contact Information

Mailing Address:

11250 SW 50st, Miami Florida 33165

Email Address:

Masterproraingutters@gmail.com

Phone #: (305) 988 6330

Project Address: 15080 SW 116th Terrace Miami FL 33196

Presented to: Century Gardens at Tamiami Community Development District.

Quotation for: Club House and Mail Room

About us

Master Pro Rain Gutters has been established in all south Florida since 2013 as the Serving area leader of gutter materials.

Our knowledge and expertise comes from the experience of more than 20 years in the industry transmitted by our family.

The owner of the company Mario Uria is young architect interested in the functionality of the water control system, providing aesthetics and durability in our customer's necessities.

As a priority of the services, **Master Pro Rain Gutters, Corp.** will always delivery on its promise to ensure the best quality materials and the most driven Gutters.

Scope of Work (6" K Style Seamless Gutters)

Master Pro will be placing the new water control system with 6" K Style Aluminum Seamless Gutters at the property located at ***15080 SW 116th Terrace Miami FL 33196.***

Our team will be installing approximately 448 lineal feet 6" K Style Aluminum Seamless Gutters, with 240 lineal feet 3X4" Seamless Downspouts Aluminum Material at the Club House and Mail Room of Century Gardens at Tamiami. This solution guarantees the correct and efficient conduction of all the amount of water to the ground area, keeping it away from the foundation.

The downspouts pipes will be attached to the wall's building with powers pins Nails and 915 sealants approved by Miami Dade for hurricane proof. Our Crew will use a factory color "*Royal Brown*" that matched perfectly with the building and no painting need it after the installation.

Master Pro Rain Gutters will get the work done in approximately 2 days' work, as long as weather conditions allow it. As a principal priority we will provide the safety need it to complete the whole project.

Warranty

5 years in the Installation.

10 years in the Materials.

Payment Breakdown

Club House: \$ 2 600.00

Mail Room: \$900.00

Total Price

\$ 3 500.00

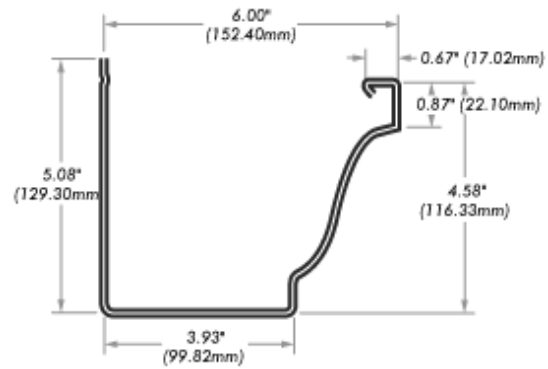
**50% Deposit required to begin the project.*

Thank you for the opportunity to submit our price proposal for Professional Services in the project referenced.

Please return a signed copy of this document if you accept the terms contained herein and enclose the Retainer (as applicable). Work will begin upon approval of this proposal. If you have questions or require additional information, do not hesitate to contact our office.

Full Name, Position, and Signature

Seamless Gutters 6' K Style



6" K-Style - White Color

Pictures



Bronze Color:



BID Analysis Trim Paint	
Loren S. B	Elite Property Service
Painting of trims around the clubhouse	Painting of trims around the clubhouse
<ul style="list-style-type: none"> • Power wash of entire area • Apply paint on Trims with Sherwin Williams (Duration) products. • Color and finish selected by customer. • MH Ready Patch sparkling and patching compound. 	<p>Option 1:</p> <ul style="list-style-type: none"> • Pressure wash areas to be treated • Patch bands with elastomeric patch • Prime bands with masonry conditioner • Apply 2 coats of Sherwin Williams Super Paint Flat to a smooth and uniform finish <p>Option 2:</p> <ul style="list-style-type: none"> • Remove damaged stucco band and redo them with new stucco.
Insurance and Workers Comp: Yes	Insurance and Workers Comp: Yes
Total Price: \$2,200.00=	Total Price Option 1: \$3,000.00= Total Price Option 2: \$3,650.00=
Deposit Required: 50% 50% at the time of completion.	Deposit Required: 50% 50% at the time of completion.

Elite Property Service & Painting Corp.

Proposal submitted to:

**Century Gardens @ Tamiami CDD
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Att.: Julia Barrios**

**Prep and paint stucco bands of Club House,
Located at 15080 SW 116th Terrace, Miami FL 33196**

Scope of Work:

Option 1:

1. Pressure wash areas to be treated.
2. Patch bands with elastomeric patch.
3. Prime bands with masonry conditioner.
4. Apply 2 coats of Sherwin Williams Super Paint Flat to a smooth and uniform finish.

Option 2:

1. Remove damaged stucco band and redo them with new stucco.

Work Schedule

Monday to Friday from 7:30 to 4:30

Payment Schedule

50% upon Signing of Contract
50% upon Completion of Work

Proposal Sums:

Option 1	\$3,000.00
Option 2	\$3,650.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE

PARTIES INVOLVED.

District
Title & Date: _____

Elite Property Service
Title & Date: _____

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253



Commercial and Residential
Ph. (786) 553-6333 Loren S B LLC

02/05/2022

Century Gardens at Tamiami CDD
15080 SW 116 Terr
Miami Fl 33196

Proposal for exterior:

This proposal includes: power wash entire property
Apply paint in Trims .
Color and finish selected by customer.

Areas to be included

- All the Exterior Trims surface estimate.
- All material include.



Commercial and Residential Painting.

Materials

Paint will be made using **Sherwin Williams (Duration)** Finish and colors decided by owner. MH Ready Patch sparkling and patching compound.

We hereby propose to furnish labor and material in accordance with the specifications above.

The payment schedule should be as follows:

(\$2,200.00)Dollars.

50 % of the entire work (1,100.00)upon agreement and signing of contract,

1,100.00 after job complete .

The above proposal, specifications and conditions are hereby accepted. You are authorized to proceed as specified. Payment schedule is accepted as outlined.

IN CONNECTION WITH ANY DISPUTE ARISING UNDER, FROM, OR AS A RESULT OF THIS CONTRACT, INCLUDING BUT NOT LIMITED TO BREACH, ENFORCEMENT OR INTERPRETATION, THE PARTIES AGREE THAT THE PREVAILING PARTY OR PARTIES SHALL BE ENTITLED TO RECOVER ALL COSTS OR EXPENSES INCURRED (INCLUDING THOSE INCURRED IN ANY APPEALS FROM ANY LITIGATION AND ENFORCEMENT OF JUDGEMENTS), INCLUDING REASONABLE ATTORNEY'S FEES AND FEES FOR THE SERVICES OF ACCOUNTANTS, PARALEGALS, LEGAL ASSISTANTS, AND SIMILAR PERSONS. THIS PROVISION SHALL SURVIVE ANY TERMINATION OF THIS CONTRACT.

THIS CONTRACT MAY BE SUBJECT TO CHANGES. THERE WILL BE NO REFUNDS ON DEPOSIT AFTER SIGNED AGREEMENT. SOME CONDITIONS MAY APPLY.

Accepted by_____ **Signature** _____ **Date**_____

President: Lorenzo Socorro-__ **Signature** _____ **Date**_____

**CASTLE GROUP STAFF CHANGES AND
CONSIDER APPROVAL OF AMENDMENT TO
CASTLE GROUP STAFF AGREEMENT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



P.O.BOX 227305 Miami, FL 33222

Phone: 786.339.9605

www.greatcleaning.net

greatcleaningcorp@gmail.com

PROPOSAL / ESTIMATE

OFFICE, CONSTRUCTION, AND COMMERCIAL EXPERTS

TO:

Century Gardens at Tamiami CDD

Gardens by the Hammocks

15080 SW 116th Terrace

ESTIMATE # DATE

2065 01/01/2022

MONTHLY ESTIMATE AMOUNT

\$900.00

ACTIVITY:

**Cleaning Service Schedule: 8:00 am to 11:00 am Monday,
Wednesday, Friday**



PROPOSAL

Date	Proposal #
12/27/2021	9600

7996 W 26th CT Hialeah FL 33016

Name / Address
Garden Estates by the Hammocks Century Gardens at Tamiami CDD 15080 SW 116 Terrace Miami FL 33196



State of Florida Licensed Pool Contractor CPC 1459132

		P.O. #	Terms	Due Date	Project\Job	
			Net 30	1/6/2022	Pool Pump Motor Upgra...	
Description				Qty	Rate	Total
Building \ Body of water: Pool Pump Motor Upgrade from ODP to TEFC Property Manager \ Agent: JB BRS Rep: MT Service call: Trouble Shoot Failures and Estimate required repairs Service Call Trouble Shoot requested by: JB Failure Found: Upon Execution of customer requested service call, the following failures and issues were found: Newly installed pump motor not working and is under warranty. Same motor as installed is not available. Only an upgraded version. Customer has agreed to pay upgrade charge Scope of Work: BRS will supply all labor and materials to perform the following scope of work: As described below Nidec 7.5hp motor 208-230\460v 3phase - SRB7996EEQKT750 (Upgrade Charge Only billed here) Same motor as installed is not available. Only an upgraded version. Customer has agreed to pay upgrade charge BRS Repair Tech Labor: Install new pool pump motor - Including Technician\Shop materials, ie:Teflon tape, PVC glue, thread paste, butyl tape, pool putty, 2-part epoxy, electrical tape, wire nuts, fastners & sealers						0.00
				1	485.00	485.00
				1	400.00	400.00
				Subtotal		\$885.00
Phone #	Fax #	E-mail		Sales Tax (0.0%)		\$0.00
305-633-1300	305-633-1303	service@brs-pools.com		Total		\$885.00

When reviewing this estimate, if any part is not clear, please contact the office for written clarification at Service@BRS-Pools.com. This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required. In the case that additional work is needed, a new estimate reflecting the additional work will be sent. Manufacturer warranties apply, 1 year warranty on all labor. Interest shall accrue on all unpaid sums at the rate of 18% per annum. In the event of any litigation involving the contract, estimate and/or Invoices, the prevailing party shall be entitled to recover all of its attorneys' fees, costs and expenses from the non-prevailing party.

Signature of Approval

...

Date _____



6151 PEMBROKE RD
HOLLYWOOD, FL 33023
MIAMI-DADE (305) 625-2600
BROWARD (954) 989-7162
FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

December 30, 2021

**Proposal
321-967**

**Site: Gardens by the Hammocks
15080 SW 116th Terrace,
Miami, FL 33196**

RE: Pool Pump Surge Protection

In accordance with your request, Tirone Electric, Inc. proposes to furnish all necessary labor, tools, materials and supervision for a complete and operational electrical installation to the above referenced project as per our on-site review and as per the following listed qualifications.

- 1) Provide and install an over/under voltage surge protection relay device to protect the pool pump and it's VFD from electrical damage.
- 2) Permits and engineering fees are not included.
- 3) This quote is valid for 30 days from the date above.
- 4) All work to be performed Monday through Friday during normal business hours.
- 5) All material and labor are warrantied for 12 months from date of install. Any damage due to Mother Nature or vandalism is not warrantied.

Our Contract price, for the above referenced project is:

One Thousand Nine Hundred Sixty Dollars.....\$1,950.00

TERMS: 50%upon signing and 50% upon completion

Approved and Accepted:

The above prices, specifications and conditions are accepted. Tirone Electric, Inc. is authorized to do the work as specified. Payments will be made as outlined above. In the event a lien or other legal measures are commended to secure payments on any portion of the contract sum, the prevailing party shall be entitled to receive all costs and reasonable attorney fees.

Signature

Printed Name and Title

PO/Date

Respectfully submitted,

Carlos Perez
Project Manager/Estimator



Financial Consideration Agreement

Account Information	Site Information
Century Gardens at Tamiami CDD 8785 SW 165th Avenue, #200 Miami, FL 33193 Attention: Gloria Perez, District Manager Direct (786) 347-2711 Email: gperez@sdsinc.org	Century Gardens at Tamiami CDD 15080 SW 116 Terrace Miami, FL 33196

Security Guard Services Pricing		
Description	Quantity	Billing Rate
Unarmed Security Officer Coverage Class "D" Security Licensed in accordance with the Florida Department of Agriculture and Consumer Services Division of Licensing, unarmed, proven customer service skills, and strong communication skills. Pool Schedule: Saturday-Sunday 10:00 am to 8:00 pm	20 Weekly Hours	\$17.65 Per Hour
Unarmed Security Officer Coverage Class "D" Security Licensed in accordance with the Florida Department of Agriculture and Consumer Services Division of Licensing, unarmed, proven customer service skills, and strong communication skills. Rover Schedule: Monday-Friday 6:00 pm to 8:00 pm	10 Weekly Hours	\$17.65 Per Hour

Projected Annual Investment				
Security Budget - Pool Service				
Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$17.65	\$353.00	\$1,529.67	\$7,648.33
Holiday Hours	\$8.83	\$1.45	\$6.30	\$75.64
Patrol Vehicles - Electric	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal		\$354.45	\$1,535.97	\$7,723.98
Taxes	0%	\$0.00	\$0.00	\$0.00
Total		\$354.45	\$1,535.97	\$7,723.98
Security Budget - 2 Hour Per Day Increase Monday-Friday for Rover				
Description	Bill Rate	Weekly	Monthly	Annually
Regular Hours	\$17.65	\$176.50	\$764.83	\$9,178.00
Holiday Hours	\$8.83	\$1.45	\$6.30	\$75.64
Patrol Vehicles - Electric	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal		\$177.95	\$771.14	\$9,253.64
Taxes	0%	\$0.00	\$0.00	\$0.00
Total		\$177.95	\$771.14	\$9,253.64

Note: There shall be eight (8%) percent increase as to all billing rates for services provided effective on January 1st of each calendar year.

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Century Gardens at Tamiami Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 12, 2022 at 6:15 p.m. in the Garden by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 10th day of March, 2022.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

TABLE OF CONTENTS

Budget Summary

Proposed Budget	I
Detailed Proposed Budget	II
Clubhouse Operating Budget	III

Debt Service

Proposed Series 2014 Debt Service Fund Budget (Expansion Units)	IV
Proposed Series 2016 Debt Service Fund Budget (Original Units)	V
Proposed Series 2017 Debt Service Fund Budget (Tract B Townhomes)	VI
Proposed Series 2018 Debt Service Fund Budget (Clubhouse)	VII

Assessment Comparison

Assessment Comparison	VIII
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PROPOSED BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	51,305
Maintenance Assessments	43,511
Clubhouse Assessments	343,994
Debt Assessments (Series 2014 - Expansion Area)	431,583
Debt Assessments (Series 2016 - Original Units)	437,905
Debt Assessments (Series 2017 - Townhomes)	42,452
Debt Assessments (Series 2018 - Clubhouse)	305,685
Other Revenue	0
Other Revenue - Clubhouse	0
Interest Income	480
TOTAL REVENUES	\$ 1,656,915
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	15,000
Park Maintenance	8,000
Street/Roadway & Stormwater System Maintenance	6,000
Irrigation System Pump Station Maintenance	2,400
FPL Power	1,800
Field Operation Management	1,200
General Maintenance/Contingency	3,000
TOTAL MAINTENANCE EXPENDITURES	\$ 40,900
TOTAL CLUBHOUSE EXPENDITURES	\$ 410,650
ADMINISTRATIVE ASSESSMENTS	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	33,132
Legal	13,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fees	1,300
Insurance	7,000
Legal Advertisements	850
Miscellaneous	900
Postage	400
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	16,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 93,147
TOTAL EXPENDITURES	\$ 544,697
EXCESS/ (SHORTFALL)	\$ 1,112,218
Bond Payments (Series 2014 - Expansion Units)	(405,688)
Bond Payments (Series 2016 - Original Units)	(411,631)
Bond Payments (Series 2017 - Townhomes)	(39,905)
Bond Payments (Series 2018 - Clubhouse)	(287,344)
BALANCE	\$ (32,350)
County Appraiser & Tax Collector Fee	(33,129)
Discounts For Early Payments	(66,257)
NET EXCESS/ (SHORTFALL)	\$ (131,736)
Carryover From Prior Year (Operating)	44,440
Carryover From Prior Year (Clubhouse)	87,296
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY GARDENS AT TAMIAI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	50,534	50,284	51,305	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	47,241	44,574	43,511	Expenditures/.94
Clubhouse Assessments	343,994	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	431,583	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,906	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	42,453	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	305,688	305,685	305,685	Payment To Trustee/.94
Other Revenue	316	0	0	Other Revenue
Other Revenue - Clubhouse	49,654	0	0	
Interest Income	1,239	480	480	Interest Estimated At \$40 Per Month
TOTAL REVENUES	\$ 1,710,608	\$ 1,656,957	\$ 1,656,915	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering - Annual Report/Inspections	1,175	3,500	3,500	No Change From 2021/2022 Budget
Park Landscaping Maintenance (Includes Mulch)	12,400	15,000	15,000	No Change From 2021/2022 Budget
Park Maintenance	4,402	8,000	8,000	No Change From 2021/2022 Budget
Street/Roadway & Stormwater System Maintenance	0	6,000	6,000	No Change From 2021/2022 Budget
Irrigation System Pump Station Maintenance	0	2,400	2,400	No Change From 2021/2022 Budget
FPL Power	0	1,800	1,800	No Change From 2021/2022 Budget
Field Operation Management	1,200	1,200	1,200	No Change From 2021/2022 Budget
General Maintenance/Contingency	1,560	4,000	3,000	\$1,000 Decrease From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 20,737	\$ 41,900	\$ 40,900	
TOTAL CLUBHOUSE EXPENDITURES	\$ 290,476	\$ 359,650	\$ 410,650	
ADMINISTRATIVE ASSESSMENTS				
Supervisor Fees	0	1,500	1,500	No Change From 2021/2022 Budget
Payroll Taxes - Employer	0	115	115	Supervisor Fees * 7.65%
Management	31,728	32,172	33,132	CPI Adjustments (Capped At 3%)
Legal	12,614	13,000	13,000	No Change From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,100	6,000	6,000	No Change From 2021/2022 Budget
Arbitrage Rebate Fees	650	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	6,340	7,000	7,000	Insurance Estimate
Legal Advertisements	758	850	850	No Change From 2021/2022 Budget
Miscellaneous	566	900	900	No Change From 2021/2022 Budget
Postage	489	400	400	\$100 Increase From 2021/2022 Budget
Office Supplies	603	675	675	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	15,459	16,000	16,000	Trustee Fees For Four Bonds (2014,2016,2017,2018)
Continuing Disclosure Fees	1,400	1,400	1,400	Disclosure Fees For Four Bonds (2014,2016,2017,2018)
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	1,200	1,200	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,382	\$ 92,187	\$ 93,147	
TOTAL EXPENDITURES	\$ 396,595	\$ 493,737	\$ 544,697	
EXCESS/ (SHORTFALL)	\$ 1,314,013	\$ 1,163,220	\$ 1,112,218	
Bond Payments (Series 2014 - Expansion Units)	(411,787)	(405,688)	(405,688)	2023 P & I Payments Less Earned Interest
Bond Payments (Series 2016 - Original Units)	(416,861)	(411,631)	(411,631)	2023 P & I Payments Less Earned Interest
Bond Payments (Series 2017 - Townhomes)	(40,392)	(39,905)	(39,905)	2023 P & I Payments Less Earned Interest
Bond Payments (Series 2018 - Clubhouse)	(291,365)	(287,344)	(287,344)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 153,608	\$ 18,652	\$ (32,350)	
County Appraiser & Tax Collector Fee	(15,974)	(33,129)	(33,129)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,923)	(66,259)	(66,257)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 75,711	\$ (80,736)	\$ (131,736)	
Carryover From Prior Year (Operating)	0	44,440	44,440	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	36,296	87,296	Carryover From Prior Year (Clubhouse)
NET EXCESS/ (SHORTFALL)	\$ 75,711	\$ -	\$ -	

DETAILED PROPOSED EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 ACTUAL THROUGH FEBRUARY 2022	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	698	289	1,000	1,000	Monitoring Of Clubhouse Fire & Security Alarm Systems
A/C Maintenance/Repairs	0	0	3,000	3,000	A/C Maintenance/Repairs
Gym Equipment Maintenance	745	1,320	6,000	6,000	Gym Equipment Maintenance
Telephone, Cable & Internet Service	2,844	942	3,800	3,800	No Change From 2021/2022 Budget
FPL Power	8,974	4,275	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	11,978	13,532	28,313	28,000	General Maintenance & Repairs
Insurance - Property/Casualty/Liability	13,602	14,078	19,000	17,000	Insurance - Property/Casualty/Liability
Irrigation Repairs & Maintenance	1,675	0	2,000	2,000	No Change From 2021/2022 Budget
Janitorial Services & Supplies	18,389	7,327	28,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	20,655	12,503	25,000	31,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,273	5,584	14,000	13,500	\$500 Decrease From 2021/2022 Budget
Office & Kitchen Supplies	1,613	377	1,800	1,800	No Change From 2021/2022 Budget
Payroll - Club Staff	108,221	27,340	99,687	80,000	\$19,687 Decrease From 2021/2022 Budget
Payroll - Club Staff Health Insurance	7,448	1,733	9,400	6,000	\$3,400 Decrease From 2021/2022 Budget
Pest Control - Interior & Exterior	750	375	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	24,907	12,338	30,000	30,000	No Change From 2021/2022 Budget
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	5,000	5,000	Property Taxes
Water & Sewer	1,906	403	4,200	4,200	Water & Sewer
Computer Services	411	96	2,000	2,000	No Change From 2021/2022 Budget
Security	6,843	265	19,000	30,000	Security
Oversight & Financial Management	6,000	2,500	6,000	6,000	Oversight & Financial Management
Contingency	2,987	369	35,000	25,000	Contingency
Water Damage Repair (Insurance Claim)	36,557	0	0	0	
Roof On Pool Room Project	0	0	0	35,400	Roof On Pool Room
Electrostatic Paint - Fences & Doors Project	0	0	0	19,500	Electrostatic Paint - Fences & Doors Project
Camera System Maintenance	0	0	0	3,000	Camera System Maintenance
Clubhouse Front Landscaping Lights Project	0	0	0	15,000	Clubhouse Front Landscaping Lights Project
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 290,476	\$ 105,646	\$ 359,650	\$ 410,650	
Carryover From Prior Year	0	0	36,296	87,296	Carryover From Prior Year
TOTAL CLUB OPERATIONS & MAINTENANCE EXPENDITURES					
Operating Expenditures	290,476	105,646	323,354	323,354	\$726.64 Per Year * 445 Units = \$323,354
					Assessment Including Discounts & Fees (\$726.64/.94 =
					\$773.02 Per Year * 445 Units = \$343,994)

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	44	25	25	Projected Interest For 2022/2023
NAV Tax Collection	411,787	405,688	405,688	Maximum Debt Service Collection
Total Revenues	\$ 411,831	\$ 405,713	\$ 405,713	
EXPENDITURES				
Principal Payments	125,000	130,000	135,000	Principal Payment Due In 2023
Interest Payments	273,450	265,950	260,750	Interest Payments Due In 2023
Bond Redemption	0	\$ 9,763	\$ 9,963	Estimated Excess Debt Collections
Total Expenditures	\$ 398,450	\$ 405,713	\$ 405,713	
Excess/ (Shortfall)	\$ 13,381	\$ -	\$ -	

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2014		
Maturity Date =	November 2044		

Par Amount As Of 1-1-22 = \$5,395,000

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

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21	25	25	Projected Interest For 2022/2023
NAV Tax Collection	416,861	411,631	411,631	Maximum Debt Service Collection
Total Revenues	\$ 416,882	\$ 411,656	\$ 411,656	
EXPENDITURES				
Principal Payments	225,000	230,000	235,000	Principal Payment Due In 2023
Interest Payments	186,375	178,725	173,200	Interest Payments Due In 2023
Bond Redemption	0	2,931	3,456	Estimated Excess Debt Collections
Total Expenditures	\$ 411,375	\$ 411,656	\$ 411,656	
Excess/ (Shortfall)	\$ 5,507	\$ -	\$ -	

Series 2016 Bond Refunding Information

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

Par Amount As Of 1-1-22 = \$4,805,000

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

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2017) BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5	25	25	Projected Interest For 2022/2023
NAV Tax Collection	40,392	39,905	39,905	Maximum Debt Service Collection
Total Revenues	\$ 40,397	\$ 39,930	\$ 39,930	
EXPENDITURES				
Principal Payments	12,000	13,000	14,000	Principal Payment Due In 2023
Interest Payments	26,735	26,094	25,655	Interest Payments Due In 2023
Bond Redemption	0	836	275	Estimated Excess Debt Collections
Total Expenditures	\$ 38,735	\$ 39,930	\$ 39,930	
Excess/ (Shortfall)	\$ 1,662	\$ -	\$ -	

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	December 2017		
Maturity Date =	December 2047		

Par Amount As Of 1-1-22 = \$601,000

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

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	36	25	25	Projected Interest For 2022/2023
NAV Tax Collection	291,365	287,344	287,344	Maximum Debt Service Collection
Total Revenues	\$ 291,401	\$ 287,369	\$ 287,369	
EXPENDITURES				
Principal Payments	95,000	100,000	105,000	Principal Payment Due In 2023
Interest Payments	188,919	184,644	181,644	Interest Payments Due In 2023
Bond Redemption	0	2,725	725	Estimated Excess Debt Collections
Total Expenditures	\$ 283,919	\$ 287,369	\$ 287,369	
Excess/ (Shortfall)	\$ 7,482	\$ -	\$ -	

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2018		
Maturity Date =	November 2048		

Par Amount As Of 1-1-22 = \$4,570,000

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

**Century Gardens At Tamiami Community Development District
Assessment Comparison**

	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
<u>Original Units</u>					
Administrative Assessment For 22' Townhomes	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For 22' Townhomes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Debt Assessment For 22' Townhomes	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47
Total	\$ 826.08	\$ 826.06	\$ 826.01	\$ 825.94	\$ 825.90
<u>30' Townhomes</u>					
Administrative Assessment For 30' Townhomes	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For 30' Townhomes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Debt Assessment For 30' Townhomes	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67
Total	\$ 980.28	\$ 980.26	\$ 980.21	\$ 980.14	\$ 980.10
<u>Single Family Homes</u>					
Administrative Assessment For Single Family Homes	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For Single Family Homes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Debt Assessment For Single Family Homes	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79
Total	\$ 1,391.40	\$ 1,391.38	\$ 1,391.33	\$ 1,391.26	\$ 1,391.22
<u>Expansion Area Units</u>					
Administrative Assessment For Villas	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For Villas	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Clubhouse O&M Assessment For Villas	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Villas	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Villas	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68
Total	\$ 2,311.25	\$ 2,311.23	\$ 2,311.18	\$ 2,311.11	\$ 2,311.07
<u>Townhomes</u>					
Administrative Assessment For Townhomes	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For Townhomes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Clubhouse O&M Assessment For Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Townhomes	\$ 944.68	\$ 944.68	\$ 944.68	\$ 944.68	\$ 944.68
Total	\$ 2,511.25	\$ 2,511.23	\$ 2,511.18	\$ 2,511.11	\$ 2,511.07
<u>Single Family Homes</u>					
Administrative Assessment For Single Family Homes	\$ 60.53	\$ 54.59	\$ 53.52	\$ 56.44	\$ 57.59
Maintenance Assessment For Single Family Homes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Clubhouse O&M Assessment For Single Family Homes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Single Family Homes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Single Family Homes	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75	\$ 1,595.75
Total	\$ 3,162.32	\$ 3,162.30	\$ 3,162.25	\$ 3,162.18	\$ 3,162.14
<u>Tract B Townhomes</u>					
Administrative Assessment For Tract B Townhomes	\$ 93.92	\$ 88.00	\$ 86.93	\$ 89.85	\$ 91.00
Maintenance Assessment For Tract B Townhomes	\$ 46.08	\$ 52.00	\$ 53.02	\$ 50.03	\$ 48.84
Clubhouse O&M Assessment For Tract B Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Tract B Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
Debt Assessment For Tract B Townhomes	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25
Total	\$ 2,503.21	\$ 2,503.21	\$ 2,503.16	\$ 2,503.09	\$ 2,503.05

* Assessments Include the Following :
4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information

Original Units	
22' Townhomes	188
30' Townhomes	67
Single Family Homes	191
Total Original Units	446
<u>Expansion Area Units</u>	
Villas	160
Townhomes	101
Single Family Homes	137
Total Expansion Area Units	398
Tract B Townhomes (Expansion Area)	47
Expansion Area Total Units	445

TOTAL UNITS

Original Units:	446
Expansion Area Units:	398
Tract B Townhomes (Expansion Area):	47
Total Units	891
<u>Original Units - Single Family Homes Information</u>	
Total Units	191
Prepayments	1
Billed For Debt	190
<u>Expansion - Single Family Homes Information</u>	
Total Units	137
Prepayments	1
Billed For Debt	136

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2021 through February 2022**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
Clubhouse Expenditures					
01-1602 · CH-Alarm Monitoring					
	10/24/2021	402848696	ADT US Holdings Inc	acct# 402848696 11/12/21-12/11/21	115.74
	11/24/2021	402848696	ADT US Holdings Inc	acct# 402848696 12/12/21-1/11/22	115.74
	12/24/2021	402848696	ADT US Holdings Inc	acct# 402848696 1/12/22-2/11/22	57.87
Total 01-1602 · CH-Alarm Monitoring					289.35
01-1605 · CH-Gym(Circt Training)equip mnt					
	10/06/2021	48944	Fitness Solution Inc.	routine preventive maintenance	125.00
	01/06/2022	50014	Fitness Solution Inc.	routine preventive maintenance	125.00
	01/24/2022	50249	Fitness Solution Inc.	parts for true elliptical and installation	320.97
	01/31/2022	1H14372457	H & R Maintenance Inc	disinfectant wipes	386.66
	02/01/2022	50284	Fitness Solution Inc.	50lb rubber hex dumbbells	362.83
Total 01-1605 · CH-Gym(Circt Training)equip mnt					1,320.46
01-1606 · CH-Cable & Internet					
	10/25/2021	8495600625883659	Comcast	acct# 8495600625883659 service 10/29/21-11/28/21	234.73
	11/25/2021	8495600625883659	Comcast	acct# 8495600625883659 service 11/29/21-12/28/21	234.73
	12/25/2021	8495600625883659	Comcast	acct# 8495600625883659 service 12/29/21-1/28/22	236.38
	01/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 01/29/22-02/28/22	235.77
Total 01-1606 · CH-Cable & Internet					941.61
01-1608 · CH-Electricity					
	10/06/2021	07534-90226 1021	FPL	acct# 07534-90226 (9/7/21-10/6/21)	812.72
	11/04/2021	07534-90226 1121	FPL	acct# 07534-90226 (10/6/21 - 11/4/21)	906.89
	12/06/2021	07534-90226 1221	FPL	acct# 07534-90226 (11/4/21 - 12/6/21)	930.91
	01/06/2022	07534-90226 0122	FPL	acct# 07534-90226 (12/6/21 - 1/6/22)	790.11
	02/04/2022	07534-90226	FPL	acct# 07534-90226 (01/6/21 - 02/4/22)	834.32
Total 01-1608 · CH-Electricity					4,274.95
01-1609 · CH-Insurance (Prop & Liab)					
	10/01/2021	14718	Egis Insurance & Risk Advisors	policy # 100121024 10/1/21-10/1/22	14,078.00
Total 01-1609 · CH-Insurance (Prop & Liab)					14,078.00
01-1613 · CH-Janitorial Services/Supplies					
	10/01/2021	100121- GH	Great Cleaning Corp.	cleaning service October 2021	1,800.00
	11/01/2021	110121- GH	Great Cleaning Corp.	cleaning service November 2021	1,800.00
	11/30/2021	002-21	Great Cleaning Corp.	supplies November 2021	127.09
	12/01/2021	120121- GH	Great Cleaning Corp.	cleaning service December 2021	1,800.00
	01/01/2022	010122- 3GH	Great Cleaning Corp.	cleaning service January 2022	900.00
	02/01/2022	020122-HG	Great Cleaning Corp.	cleaning service February 2022	900.00
Total 01-1613 · CH-Janitorial Services/Supplies					7,327.09
01-1615 · CH-Landscape Mnt (mulch-plants)					
	10/01/2021	83414	Turf Management	lawn maintenance October 2021 - Clubhouse	1,141.67

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2021 through February 2022**

Date	Num	Name	Description	Amount
10/01/2021	83414	Turf Management	trash pick up	150.00
10/28/2021	83438	Turf Management	mulch at playgrounds	2,205.00
11/01/2021	83443	Turf Management	lawn maintenance November 2021	1,141.67
12/14/2021	83552	Turf Management	Mulch all common areas around office and pool	2,940.00
12/31/2021	83518	Turf Management	lawn maintenance December 2021	1,141.67
01/03/2022	83560	Turf Management	lawn maintenance January 2022	1,141.67
01/03/2022	83560	Turf Management	trash pick up January 2022	150.00
02/01/2022	83614	Turf Management	lawn maintenance February 2022	1,141.67
02/01/2022	83614	Turf Management	trash pick up February 2022	150.00
02/11/2022	83657	Turf Management	trimming of coconut palms and medjool palms in pool area	1,200.00
Total 01-1615 · CH-Landscape Mnt (mulch-plants)				12,503.35
01-1617 · CH-Management fees				
10/01/2021	MGT-100121-066	Castle Management LLC	contract management October 2021	1,116.83
11/01/2021	MGT-110121-066	Castle Management LLC	contract management Nov 2021	1,116.83
12/01/2021	MGT-120121-066	Castle Management LLC	Management fee December 2021	1,116.83
01/01/2022	MGT-010122-066	Castle Management LLC	contract management January 2022	1,116.83
02/01/2022	MGT-020122-067	Castle Management LLC	management fee February 2022	1,116.83
Total 01-1617 · CH-Management fees				5,584.15
01-1618 · CH-Miscellaneous Expenses				
11/24/2021	4517350	Miami Dade Police Dept False Alarm Enforc	annual registration	25.00
12/31/2021	2021-2467	Special District Services, Inc.	light bulbs ordered thru Amazon	43.85
Total 01-1618 · CH-Miscellaneous Expenses				68.85
01-1619 · CH-Office Supplies				
10/25/2021	4798510063541359	Cardmember Services	disinfectant wipes	259.31
11/24/2021	4798510063541359	Cardmember Services	Battery from Emergency Lighting	117.99
Total 01-1619 · CH-Office Supplies				377.30
01-1620 · CH-Payroll club staff				
10/01/2021	PREIM10-08-21-059	Castle Management LLC	payroll 9/18/21-10/1/21	1,889.50
10/15/2021	PREIM10-22-21-059	Castle Management LLC	payroll 10/2/21-10/15/21	5,518.30
10/29/2021	PREIM11-05-21-059	Castle Management LLC	PAYROLL 10/16/21-10/29/21	3,703.90
11/12/2021	PREIM11-19-21-060	Castle Management LLC	Clubhouse payroll 10/30/21-11/12/21	3,686.89
11/26/2021	PREIM12-03-21-060	Castle Management LLC	payroll 11/13/21 - 11/26/21	2,834.50
12/10/2021	PREIM12-17-21-061	Castle Management LLC	payroll 11/27/21 - 12/10/21	1,889.50
12/24/2021	PREIM12-31-21-061	Castle Management LLC	insurance reimbursement Dec 2021	1,889.50
01/07/2022	PREIM01-14-22-061	Castle Management LLC	payroll 12/25/21 - 1/7/22	1,983.74
01/21/2022	PREIM01-28-22-061	Castle Management LLC	payroll 01/08/2022 - 01/21/2022	1,971.94
02/04/2022	PREIMO2-11-22-063	Castle Management LLC	payroll 01/22/22 - 02/04/22	1,971.94
Total 01-1620 · CH-Payroll club staff				27,339.71
01-1621 · CH-Pest Control				

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2021 through February 2022**

	Date	Num	Name	Description	Amount
	10/14/2021	94247	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	11/15/2021	95584	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	12/13/2021	96949	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	01/25/2022	98293	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
	02/07/2022	99435	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
Total 01-1621 · CH-Pest Control					375.00
01-1622 · CH-Pool & Spa Maintenance					
	10/01/2021	556197	American Pool Service	monthly service October 2021	925.00
	10/31/2021	559080	American Pool Service	chemical surcharge October 2021	73.00
	11/15/2021	18126-02331	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1477719	79.11
	11/30/2021	562895	American Pool Service	chemical surcharge - November 2021	73.00
	11/30/2021	560862	American Pool Service	monthly service November 2021	925.00
	12/31/2021	552671	American Pool Service	semi annual balancing of chemicals Sept 2021-Feb 2022	180.00
	12/31/2021	564373	American Pool Service	monthly service December 2021	925.00
	12/31/2021	565375	American Pool Service	chemical surcharge December 2021	73.00
	01/01/2022	568516	American Pool Service	pool service January 2022	1,025.00
	01/12/2022	WF-000625	Waterflow Irrigation Inc	backflow certification	125.00
	01/31/2022	50261	Tirone Electric Inc	pool pump surge protection	1,950.00
	02/01/2022	571686	American Pool Service	pool service February 2022	1,025.00
	02/02/2022	21894	BRS Pool Spa Fountain	new swimming pol VFD	4,075.00
	02/02/2022	21893	BRS Pool Spa Fountain	pool pump upgrade from ODP to TEFC	885.00
Total 01-1622 · CH-Pool & Spa Maintenance					12,338.11
01-1626 · CH-Repairs & Maintenance					
	10/12/2021	40611	Security Fire Prevention Inc	charging of fire extenguishers	60.00
	11/05/2021	4236	AU Electrical Service & Repair Inc	clubhouse electrical work	1,576.28
	11/11/2021	10707	Abar Technology Group Corp.	gym access control door repairs	460.00
	12/10/2021	83549	Turf Management	trench approx 195 ft for electrical pipe by clubhouse	1,521.00
	12/22/2021	WP-17019	Alfresco Air	AC service	340.00
	01/17/2022	4276	AU Electrical Service & Repair Inc	100% landscape lighting of pool area	6,000.00
	01/17/2022	4275	AU Electrical Service & Repair Inc	change order 1867 for landscape lighting final	850.00
	01/31/2022	488	Olivfloor Repair And Services Corp	pressure cleaning of clubhouse and pool area	2,725.00
Total 01-1626 · CH-Repairs & Maintenance					13,532.28
01-1630 · CH-Water & Sewer					
	12/06/2021	5883452839	Miami-Dade Water & Sewer Department	acct# 5883452839 9/3/21-12/6/21	372.40
	12/06/2021	3456615209	Miami-Dade Water & Sewer Department	acct# 3456615209 9/3/21-12/6/21	30.32
Total 01-1630 · CH-Water & Sewer					402.72
01-1632 · CH-Computer Equipment/Services					
	11/01/2021	2021-2174	NDSI Group Inc	remote monitoring November 2021	48.00
	02/01/2022	2022-1070	NDSI Group Inc	remote monitoring February2022	48.00

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2021 through February 2022**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
Total 01-1632 · CH-Computer Equipment/Services					96.00
01-1633 · CH-Security					
	12/18/2021	24123	Regions Security	security officer 12/11/21 and 12/18/21	264.80
Total 01-1633 · CH-Security					264.80
01-1634 · CH Oversight & Financial Mgmt					
	10/31/2021	2021-2138	Special District Services, Inc.	CH Management fee Oct 2021	500.00
	11/30/2021	2021-2252	Special District Services, Inc.	CH Management fee Nov 2021	500.00
	12/31/2021	2021-2467	Special District Services, Inc.	CH Management fee Dec 2021	500.00
	01/31/2022	2022-0007	Special District Services, Inc.	CH Management fee Jan 2022	500.00
	02/28/2022	2022-0160	Special District Services, Inc.	CH Management fee Feb 2022	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					2,500.00
01-1639 · CH - Club Staff Health Insuranc					
	10/31/2021	INS-1021-052	Castle Management LLC	insurance October 2021	742.50
	11/30/2021	INS-1121-054	Castle Management LLC	health insurance November 2021	495.00
	12/31/2021	INS-1221-054	Castle Management LLC	insurance reimbursement Dec 2021	247.50
	01/31/2022	INS-0122-054	Castle Management LLC	insurance January 2022	247.50
Total 01-1639 · CH - Club Staff Health Insuranc					1,732.50
01-1600 · Clubhouse Expenses - Other					
	11/01/2021	83443	Turf Management	trash pick up	150.00
	12/31/2021	83518	Turf Management	trash pick up	150.00
Total 01-1600 · Clubhouse Expenses - Other					300.00
Total Clubhouse Expenditures					105,646.23