

June 3, 2022

Ms. Gloria Perez
District Manager
Century Gardens at Tamiami Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2022 Engineer's Report Regarding the Status of the Century Gardens at Tamiami CDD 2014 Project (the "Expansion Area Project"), the 2017 Project (the "Tract B Assessment Area Project"), the 2018 Project (the "Clubhouse Acquisition Project"), and the 2007 Project (the "Original Project").

Dear Ms. Perez:

For the purpose of complying with Section 7.21 of the Trust Indenture between Century Gardens at Tamiami Community Development District (the "District" or "CDD") and U.S. National Bank Association dated as of August 1, 2016 and with Sections 9.14 and 9.21 of the Master Trust Indenture between the District and Wells Fargo Bank, dated August 1, 2014, and with the Second Supplemental Trust Indenture between the same parties dated November 1, 2017 and with the Third Supplemental Trust Indenture between the same parties dated August 1, 2018; Alvarez Engineers has conducted inspections of the CDD-owned portions of the Series 2007 Project (the "Original Project"), the Series 2014 Project (the "Expansion Area Project" or the "2014 Project"), the Series 2017 (the "Tract B Assessment Area Project" or the "2017 Project") and the Series 2018 (the "Clubhouse Acquisition Project" or the "2018 Project").

The Original Project (or 2007 Project) is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on July 20, 2007 and amended on September 24, 2007 (the "2007 Project Engineer's Report").

The Expansion Area Project (or 2014 Project) is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 16, 2014 and amended on August 20, 2014 (the "2014 Project Engineer's Report").

The Tract B Assessment Area Project (or 2017 Project) is described in detail in the Second Supplemental Engineer's Report that was accepted by the District's Board of Supervisors on June 21, 2017 (the "2017 Project Engineer's Report").

The Clubhouse Acquisition Project (or 2018 Project) is described in detail in the Third Supplemental Engineer's Report accepted by the District's Board of Supervisors on June 20, 2018 (the "2018 Project Engineer's Report").

This Year 2022 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether the CDD-owned portions of the 2007, 2014, 2017 and 2018 Projects have been maintained in good repair, working order and condition.

2. Our recommendations as to the proper maintenance, repair, and operation of the CDD-owned infrastructure during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes, and;
3. The amount of Public Liability and Property Damage Insurance carried by the District.

Location of the Original 2007 Project, the 2014 Expansion Area Project, the 2017 Tract B Assessment Area Project, and the 2018 Clubhouse Acquisition Project.

The 2007, 2014, 2017 and 2018 Projects are located within the original and expanded boundaries of the District, which are bounded approximately by SW 120 Street on the south, SW 157 Avenue/C-1W Black Creek Canal on the west, Hammocks Boulevard on the north and theoretical SW 150 Avenue on the east, as illustrated in Exhibit 1 attached to this Report.

The 2007 Project is wholly contained within the plat for Century Gardens at Tamiami, recorded at PB 166, PG 99 of the Official Records of Miami-Dade County (the "County"). Refer to Exhibit 2.

Except for the turn lanes at SW 120 Street, the 2014 and 2018 Projects are wholly contained within the plat for Garden Estates at the Hammocks recorded at PB 170, PG 60 of the public records of Miami-Dade County (the "County"). Refer to Exhibit 3.

The 2017 Project is located within the Gardens Estates At The Hammocks Amended plat recorded at PB 172, PG 50 (formerly Tract "B" of Gardens Estates at the Hammocks recorded at PB 170, PG 60). Refer to Exhibit 3.

Portions of the 2007, 2014, 2017 and 2018 Projects Owned by the CDD as of the Date of this Report.

1. **General.** The public improvements described in the 2007, 2014, 2017 and 2018 Project Engineer's Reports were completed and then were either kept by the CDD or transferred to other entities for ownership and maintenance as described below. Refer to Exhibits 2 and 3 for their location.
2. **Roadway Improvements.**
 - a. The onsite road improvements of the 2007 Project and described in Special Warrant Deed dated October 25, 2007, recorded at ORB 26025 PG, 777 are owned by the CDD and maintained by the CDD. They are in Tract "E". Refer to Exhibit 2.
 - b. The onsite roads of the 2014 and 2017 Projects are divided in terms of ownership and maintenance as follows: The municipal roads located in the single-family homes area of the expansion area and the road within the right of way of SW 151 Court, were completed and conveyed to Miami-Dade County. The CDD roads within the townhomes area were completed and are owned and maintained by the District. The roads within Gardens Estates At The Hammocks Amended PB 172, PG 50 (Formerly Tract "B") were completed and are owned and maintained the CDD on land owned by Gardens by the Hammocks Homeowners Association, Inc. The CDD was granted an easement over the HOA property in order to own

and maintain the roads. The grant of easement was recorded at ORB 30828, PG 4068. Refer to Exhibit 3.

3. Stormwater Management and Drainage Improvements.

- a. The drainage improvements of the 2007 Project are located within the bounds of the legal description found in Special Warranty Deed recorded at ORB 26025, PG 777, are owned by the CDD.
- b. The drainage improvements of the 2014 and 2017 Projects are divided in terms of ownership and maintenance as follows: The drainage improvements within the municipal roads located in the single-family homes area of the expansion area and within the right of way of SW 151 Court, were completed and conveyed to Miami-Dade County. The CDD drainage improvements within the CDD roads within the townhomes area were completed and are owned and maintained by the District. The drainage improvements in the roads within Gardens Estates At The Hammocks Amended PB 172, PG 50 (Formerly Tract “B”) were completed and are owned and maintained the CDD on land owned by Gardens by the Hammocks Homeowners Association, Inc. The CDD was granted and easement over the HOA property in order to own and maintain the drainage improvements. The grant of easement was recorded at ORB 30828, PG 4068.

4. **Water Distribution and Sanitary Sewer Improvements.** All the water and sewer improvements within the 2007, 2014, 2017 and 2018 Projects were conveyed to Miami-Dade Water and Sewer Department (“WASD”) for ownership and maintenance.
5. **Public Park, Landscape Tracts and Entrance Features.** The District transferred the park to the County and retained maintenance responsibility. The District owns and maintains thirteen landscape tracts in the single-family homes and townhomes areas. The District owns and maintains landscape tracts where the entry features are located (Tracts “D”, “J” and “L” of Garden Estates at the Hammocks PB 170, PG 60) and Tract S of Gardens Estates At The Hammocks Amended PB 172, PG 50. The District also has an easement to maintain the entry feature on Tract R of Gardens Estates At The Hammocks Amended PB 172, PG 50.
6. **Landscaping Irrigation System.** The District acquired the pump station located in the clubhouse site area and the irrigation distribution system within the townhomes area and the SW 151 Court right of way. The District entered into an agreement with the HOA to share maintenance responsibilities of the irrigation system improvement.
7. **The Clubhouse.** The District owns and maintains the clubhouse facilities located in Tract M of Garden Estates at the Hammocks PB 170, PG 60.

State of the Properties and Improvements Currently Owned by the District

1. **Roadway Improvements.** The roads throughout the 2007, 2014, 2017 and 2018 Projects were completed and are in good working order and condition. The CDD is responsible for the roads within the 2007 Project area and the townhomes area of the 2014 and 2017

Projects. The County is responsible for the roads in the single-family homes area of the expansion area of the CDD.

2. **Stormwater Management and Drainage Improvements.** The drainage improvements for the 2007, 2014, 2017 and 2018 Projects were completed and are in good working order and condition. The CDD is responsible for the drainage system in the Original Project, as well as, in the townhomes area and Gardens Estates At The Hammocks Amended PB 172, PG 50 of the expansion area. The County is responsible for the single-family homes area of the expansion area.
3. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer improvements were conveyed in good working order and condition to WASD for ownership and maintenance, consequently, the CDD did not have to allocate funds in its annual budget for maintenance.
4. **Public Park and Landscape Tracts.** The public park and landscape tracts are in good working order and condition. The District has included funds in its Fiscal Year budget for public park and landscape tracts, entrance features and perimeter wall maintenance.
5. **Clubhouse.** The clubhouse is in good working order and condition. Refer to the budget link in the section below for a full breakdown of the clubhouse maintenance categories.

Estimated Maintenance Costs for District-Owned Infrastructure

1. **General.** The CDD proposed budget for Fiscal Year 2022-2023 has the following amounts for maintenance expenditures:

2022-2023 Budget for Maintenance	
Engineering – Annual Reports/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

For more detailed information on the 2022-2023 Fiscal Year Budget, including a full breakdown of the clubhouse budget, please visit the District's website at the following link:

<https://centurygardenstamiamicdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for future maintenance budgets:

2. District Roads, 2007 Project (all roads within), 2014 and 2017 Projects (roads in the townhomes and former Tract B areas)

Funds will be needed to replace the wearing roadway asphalt layer in about 15 years for the 2007 Project and about 22 years for the 2014 and 2017 Projects, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways in about 5 years for the 2007 Project and about 10 years for the 2014 and 2017 Projects, and subsequently restored approximately every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense yearly, or to pay a lump sum amount at the end of the asphalt service life. The tables below provide the estimated future replacement costs and the estimated annual contributions over the remaining service life to fund the expenses. The calculations below assume an annual interest rate of 0.25%. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Century Gardens at Tamiami CDD - 2007 Project									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2007	2037	2022	15	51,400	\$8.00	\$411,200	\$580,614	0.25%	\$38,035
* Using Florida Department of Transportation Inflation Factors									

Century Gardens at Tamiami CDD - 2007 Project									
Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2027	2022	5	51,400	\$1.00	\$51,400	\$57,260	0.25%	\$11,395
* Using Florida Department of Transportation Inflation Factors									

Century Gardens at Tamiami CDD - 2014 & 2017 Projects (Townhomes Area, Incl. Tract B)									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2014	2044	2022	22	19,313	\$8.00	\$154,504	\$257,558	0.25%	\$11,403
* Using Florida Department of Transportation Inflation Factors									

Century Gardens at Tamiami CDD - 2014 & 2017 Projects (Townhomes Area, Incl. Tract B)									
Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2032	2022	10	19,313	\$1.00	\$19,313	\$24,219	0.25%	\$2,395
* Using Florida Department of Transportation Inflation Factors									

3. Stormwater Drainage, 2007 Project (all roads within), 2014 and 2017 Projects (roads in the townhomes and former Tract B areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service all the drainage structures and pipes in the District less the ones in the Single-Family Homes area and 151 Ct, for which the County is responsible. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Drainage 2007, 2014, and 2017 Projects Less The Single Family Area By The County									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
277	13660	56					\$225.00	\$6.50	\$30,400
			56				\$230.00	\$6.70	\$31,200
				56			\$235.00	\$6.90	\$32,100
					56		\$240.00	\$7.10	\$32,900
						56	\$245.00	\$7.30	\$33,700

Public Liability and Property Damage Insurance Carried by the District

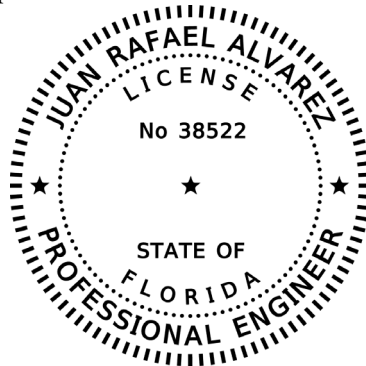
The District currently carries General Liability, Property, Inland Marine, Hired Non-Owned Auto, Employment Practice Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100121024 of Florida Insurance Alliance. The premium of the policy is \$20,640 and covers the period between October 1, 2021 and October 1, 2022. The CDD has included enough funds in its Fiscal Year 2022-2023 budget to cover the insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 2007, 2014, 2017 and 2018 Engineer's Reports and public documents available.

If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

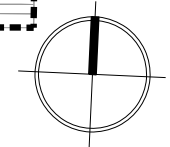
Sincerely,
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 3, 2022

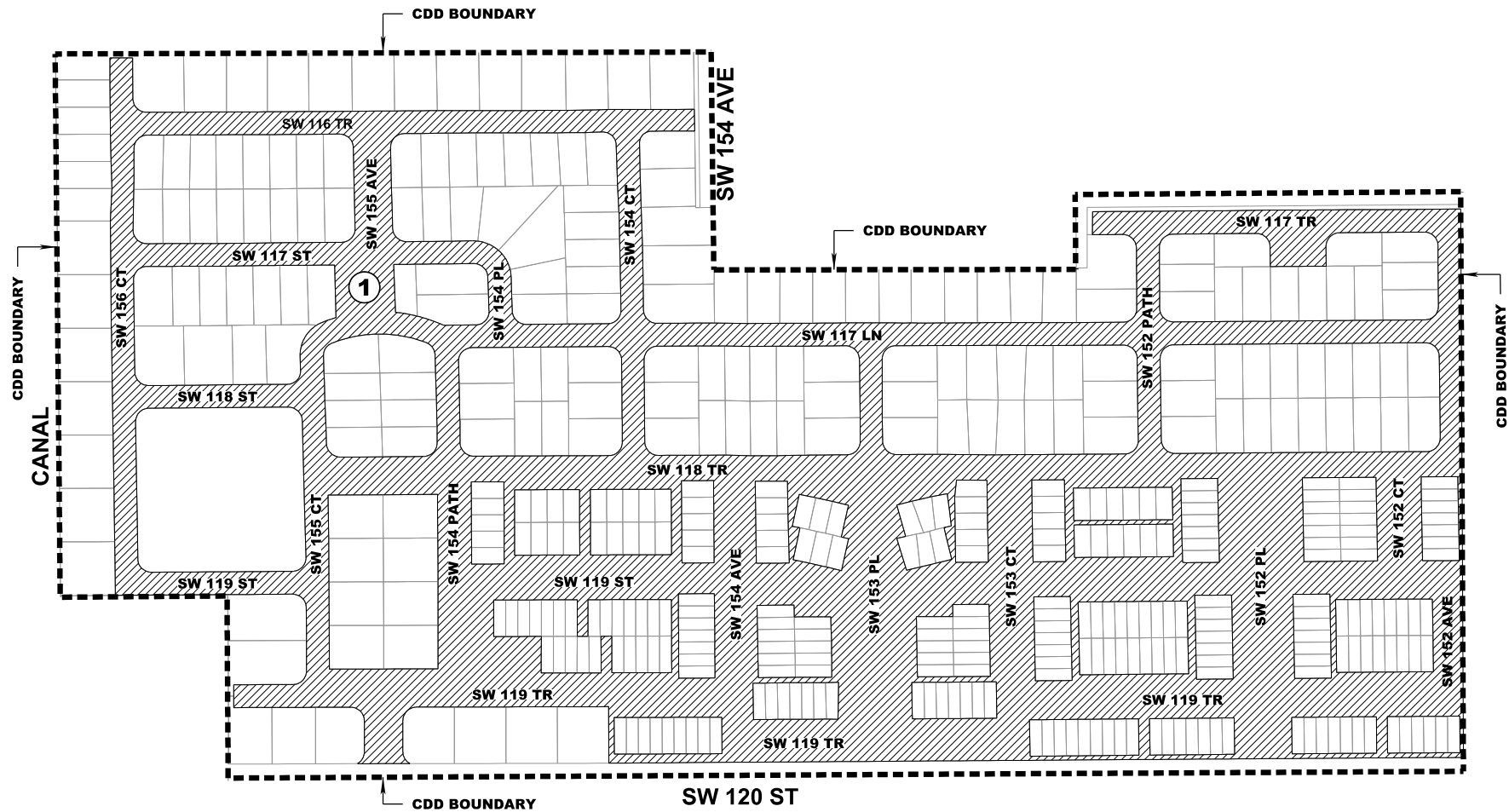


This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 3, 2022.

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considered signed and sealed and the signature
must be verified on any electronic copies.



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CDD OWNERSHIP
 ① PORTION OF TRACT "E" (PB 166, PG 99)
 FOLIO 30-5909-048-4510
 ORB 26025, PG 777
 CATEGORY: INTERIOR ROADS AND DRAINAGE

LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 QCD: QUIT CLAIM DEED
 SWD: SPECIAL WARRANTY DEED

ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAMI CDD
DISTRICT BOUNDARY

DETAIL OF 2007 PROJECT

EXHIBIT 2

