



CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY REGULAR BOARD MEETING & PUBLIC HEARING JUNE 30, 2022 6:15 P.M.

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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 & PUBLIC HEARING
June 30, 2022
6:15 p.m.

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 - 1. Consider Ratification of Clubhouse Expenditures.....Page 46
 - 2. Accept and Receive 2022 Century Gardens at Tamiami Annual Engineering Report.....Page 52
 - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022
 - 4. Update on Miami-Dade County Supervisor of Elections 2022 Qualified Candidate Results
- K. District Counsel Report
- L. Board Members Comments
- M. Adjourn

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Published in Miami Daily Business Review on June 10, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 30, 2022, at 6:15 p.m., or as soon thereafter as can be heard, in a meeting room of the Gardens by the Hammocks Clubhouse located at 15080 SW 116th Terrace, Miami, Florida 33196. The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.centurygardenstamiamicdd.org) or District Manager at gperez@sdsinc.org, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Gardens at Tamiami Community Development District

www.centurygardenstamiamicdd.org

6/10-17 22-28/0000601712M

**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 10, 2022**

A. CALL TO ORDER

The March 10, 2022, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:16 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 part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisor 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.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Nathalie Figueroa of Castle Group.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. November 18, 2021, Public Hearing &, Regular Board Meeting

Mrs. Perez presented the minutes of the November 18, 2021, Public Hearing & Regular Board Meeting.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the minutes of November 18, 2021, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Clubhouse Camera Installation Proposal and Maintenance

This item was tabled to the next meeting.

2. Consider Clubhouse Rain Gutter Installation Proposals

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.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed approving the Master Pro Rain Gutters Corp. proposal in the amount of \$3,500 with a 50% deposit for rain gutter installation at the clubhouse and mailbox station and will include a 5-year warranty on labor and a 10-year warranty on materials; and simultaneously directing District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

3. Consider Clubhouse Trim Painting Proposals

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.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed approving the Elite Property Service proposal with Option 2, in the amount of \$3,650 and will include a 10-year paint warranty for clubhouse trim repairs and painting; and simultaneously directing District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

4. Discussion Regarding Castle Group Staff Changes and Consider Amendment

Mrs. Perez announced, pursuant to an analysis that was conducted, the Assistant Manager position hours will be reduced from the current 80 hours bi-weekly to 20 hours bi-weekly, which will substantially reduce the cost to the District. The District will also provide 20% towards the insurance.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed approving the amendment to the agreement, as specified, eliminating the pool attendant position and reducing the number of hours for the Assistant Manager; and simultaneously directing District Counsel to prepare an amendment and for District management to execute same on behalf of the District.

5. Discussion Regarding Clubhouse Usage and Hours

It was noted that the clubhouse was fully functional. In addition, it has been determined that the most effective schedule would be to have it open from 9:00 a.m. until 6:00 p.m. These hours are effective as of today.

There was a request to approve the signage and website changes to the hourly schedule.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed approving the new clubhouse hours.

6. Discussion Regarding Gym Usage and House

It was noted that no changes were being recommended at this time.

7. Consider Ratification of Changes to Janitorial Schedule

Pursuant to an evaluation that was conducted by Ms. Barrios, it was determined that the cleaning services could be reduced thereby meeting the needs while saving money for the District. Mrs. Perez requested that the Board ratify the changes to the janitorial schedule of reducing the services to 9 hours per week (and would consist of Monday, Wednesday and Friday from 7 a.m. to 11 a.m.), effective January 3, 2022, and to authorize the preparation of an amendment with language giving management the authority to increase the hours of service, if deemed necessary (for example Spring Break) at the currently approved rate.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier ratifying the changes to the janitorial schedule as specified. Simultaneously authorizing District Counsel to prepare an amendment and authorizing District management to execute on behalf of the District.

8. Update on Pool Repairs

The Board was advised that the pool repairs have been completed and the pool had reopened on February 5, 2022.

9. Consider Ratification of Clubhouse Pool Motor Replacement and Addition of Pump Surge Protection

As presented in the meeting book, BRS increase was in the amount of \$885 and the Tirone Electric increase was in the amount of \$1,950 for the clubhouse pool motor replacement and the addition of a pump surge protection.

Mrs. Barrios noted that Tirone would be changing the surge protector to a more effective system, as it had since been determined that the surge issues at this location fluctuate both up and down. The Board was advised that there would be no additional cost for the surge protector.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying the clubhouse pool motor replacement and the addition of a pump surge protection.

10. Consider Ratification of American Pool Service Request for Cost Increase and Amendment to Current Agreement

Mrs. Perez advised that the District had received a request from American Pool Service Request for a cost increase to the agreement, effective January 2022 due to increases in labor, supplies, fuel, chemicals, etc.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously ratifying the American Pool Service request for a cost increase; and simultaneously directing District Counsel to prepare an amendment and authorizing District management to execute same on behalf of the District.

11. Discussion Regarding Security Services and Consider Amendment to Agreement

Mrs. Barrios recommended that the District provide 2 hours of security services on weekdays between 6:00 p.m. and 8:00 p.m. at the clubhouse, which will entail someone onsite between the time the clubhouse staff leaves and the community security rover, paid by the HOA, starting at 8:00 p.m. In addition to the security service at the pool area, which will be on an as needed basis, it was suggested that the Board authorize the preparation of an amendment with language that would allow management to be able to increase hours of service, if deemed necessary (for example Spring Break), at the current approved rate.

Ms. Barrios was asked to provide the security post orders for review and District records.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving an annual 8% increase and simultaneously authorizing District Counsel to prepare an amendment to the current contract and further authorizing District management to execute same on behalf of the District.

12. Consider Resolution No. 2022-01 – Proposed Budget and Non-Ad Valorem Special Assessments for Fiscal Year 2022/2023

Mrs. Perez presented Resolution No. 2022-01, entitled:

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.

Mrs. Perez advised of the maximum debt service assessment for the Original Units, Expansion Units, Townhome Units & Clubhouse. The Administrative Budget is slightly higher than last year. Very little of the maintenance budget in 2020/2021 and a moderate amount of the maintenance budget has been used this year. New line items have been added to the current budget. The estimated (non-clubhouse) available funds for 9-30-22 are anticipated to be approximately \$190,000, should no unforeseen expenses occur. A carryover balance of \$44,440 has been applied (\$44,440 was set-up last year). The District could probably give similar carryovers for a few more years before assessments would need to be increased.

The estimated clubhouse available funds for 9-30-22 are anticipated to be approximately \$300,000 (+/-), should no unforeseen expenses occur. A clubhouse carryover balance of \$87,296 has been applied (\$36,296 was set-up last year). Dependent upon clubhouse spending, clubhouse assessments may need to be increased in coming years.

Because the overall assessment for 2022/2023 is lower than the 2021/2022 assessment, letters to residents would not be necessary.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2022-01, as presented, approving a Proposed Budget for FY 2022/2023 and Setting the Public Hearing for finalization for May 12, 2022, at 6:15 p.m. at the Gardens by the Hammocks Clubhouse Meeting Area located at 15080 SW 116th Terrace, Miami, Florida 33196; and further authorizing required advertisement of same.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

Mrs. Perez reminded the Board Members to complete and submit their 2021 Form 1 – Statement of Financial Interests prior to the July 1, 2022, deadline.

2. Discussion Regarding General Elections and Candidate Qualifying Period

Mrs. Perez announced that the official qualifying period for the office of Supervisor runs from noon, Monday, June 13, 2022, through noon, Friday, June 17, 2022. In line with F.S. 99.061(8), the pre-qualifying period started on May 30, 2022.

A qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior (Monday, May 30, 2022) to the beginning of the qualifying period to be processed and filed during the qualifying period. [F.S. 99.061(8)] {Please note that our office will be closed on May 30, 2022 in observance of Memorial Day.}

CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT **GENERAL ELECTION**

Ordinance No. 07-81; Adopted 06/26/2007 Effective 07/16/2007

Seat 1 Cristofer Romero	Expires 2022
Seat 2 Ramon Javier	Expires 2022

3. Consider Ratification of Clubhouse Expenditures

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

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed ratifying the clubhouse expenditures, as presented.

J. DISTRICT COUNSEL REPORT

Mr. Cochran had nothing further to report.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier, seconded by Supervisor Djemil and passed unanimously to adjourn the meeting at 7:30 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Miscellaneous Notices



Published in Miami Daily Business Review on June 10, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 30, 2022, at 6:15 p.m., or as soon thereafter as can be heard, in a meeting room of the Gardens by the Hammocks Clubhouse located at 15080 SW 116th Terrace, Miami, Florida 33196. The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.centurygardenstamiamicdd.org) or District Manager at gperez@sdsinc.org, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Gardens at Tamiami Community Development District

www.centurygardenstamiamicdd.org

6/10-17 22-28/0000601712M

RESOLUTION 2022-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-01 TO CHANGE THE PUBLIC HEARING DATE PERTAINING TO THE CONSIDERATION OF THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 FROM MAY 12, 2022 TO JUNE 30, 2022.

WHEREAS, at its meeting of March 10, 2022, the Board of Supervisors of the Century Gardens at Tamiami Community Development District (the "District") adopted Resolution 2022-01 approving a Proposed Budget for Fiscal Year 2022/2023 and setting a Public Hearing for the purpose of receiving public comments on said Proposed Budget for May 12, 2022; and

WHEREAS, due to unforeseen scheduling conflicts resulting in the unavailability of some members of the Board of Supervisors to attend the Public Hearing scheduled for May 12, 2022, it was determined that the Public Hearing scheduled for May 12, 2022 could not be held as there would be no quorum of the Board of Supervisors present at said Public Hearing; and

WHEREAS, as a result of the lack of quorum, it was necessary to change the date of the Public Hearing on the Fiscal Year 2022/2023 Budget to June 30, 2022, so as to secure the required quorum at the Public Hearing, and to publish the same in accordance with applicable law, including, but not limited to, Chapter 190, Florida Statutes.

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

Section 1. The above recitals are true and correct and are hereby ratified and confirmed by the Board of Supervisors of the District.

Section 2. Resolution 2022-01 is hereby amended to change the date of the Public Hearing on the District's Fiscal Year 2022/2023 Budget to the following date, time, and place:

Date: June 30, 2022
Time: 6:15 p.m.
Place: Gardens by the Hammocks Clubhouse Meeting Room
15080 SW 116th Terrace
Miami, Florida 33196

Section 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby superseded and repealed to the extent of such conflict.

Section 5. In the event that any portion of this Resolution is found to be unconstitutional, invalid, or otherwise improper, in part or as applied, it shall be severed herein and shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 30th day of June, 2022, by the Board of Supervisors of the Century Gardens at Tamiami Community Development District.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

RESOLUTION NO. 2022-03

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

WHEREAS, the Century Gardens at Tamiami Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 30th day of June, 2022.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

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

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FINAL 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 FINAL BUDGET
CENTURY GARDENS AT TAMAMI 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 FINAL 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 APRIL 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	347	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	1,934	6,000	6,000	Gym Equipment Maintenance
Telephone, Cable & Internet Service	2,844	1,414	3,800	3,800	No Change From 2021/2022 Budget
FPL Power	8,974	6,420	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	11,978	13,872	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	8,762	28,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	20,655	15,087	25,000	31,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,273	7,818	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	35,741	99,687	80,000	\$19,687 Decrease From 2021/2022 Budget
Payroll - Club Staff Health Insurance	7,448	2,262	9,400	6,000	\$3,400 Decrease From 2021/2022 Budget
Pest Control - Interior & Exterior	750	525	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	24,907	14,778	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	1,276	4,200	4,200	Water & Sewer
Computer Services	411	221	2,000	2,000	No Change From 2021/2022 Budget
Security	6,843	3,089	19,000	30,000	Security
Oversight & Financial Management	6,000	3,500	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	\$ 131,870	\$ 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	131,870	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 FINAL 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 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 FINAL 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 FINAL 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 FINAL 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

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Century Gardens at Tamiami Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 30th day of June, 2022.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 Meeting Room located at 15080 S.W. 116th Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

November 10, 2022

January 12, 2023

March 9, 2023

May 11, 2023

August 10, 2023

September 14, 2023

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 or by contacting the District Manager at 305-777-0761 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 meeting(s) 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 305-777-0761 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 TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

www.centurygardenstamiamicdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2022

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:

Century Gardens at Tamiami CDD

15080 Southwest 116th Terrace

Miami, Florida 33196

Phone: 7867324145

SERVICE ADDRESS:

15080 Southwest 116th Terrace

Miami, Florida 33196

Estimate #1814

Sent on

Apr 05, 2022

Total

\$9,075.83

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
RE-NVR 32 CH	DS-7732NI-I4/24P Hikvision 32-ch 1.5U 24 PoE 4K NVR Up to 32 channel IP cameras can be connected Supports decoding H.265+/H.265/H.264+/H.264 video formats. Up to 12 MP high-definition live view, storage and playback. Up to 2-ch @ 12 MP/16-ch @ 1080p decoding capacity. Up to 320 Mbps high incoming bandwidth ensures IP cameras can be connected. 2 HDMI and 1 VGA interfaces: HDMI interfaces support independent video output. 4 HDDs for continuous video recording.	1	\$1,550.95	\$1,550.95
RE-IPDOME	OCB-3DF3263G2-IU/6 MP Acu Sense Vandal Fixed Dome Network Camera. High quality imaging with 6 MP resolution Clear imaging against strong backlight due to 120 dB true WDR technology. Efficient H.265+ compression technology Focus on human and vehicle targets classification based on deep learning. Built-in microphone for real-time audio security Water and dust resistant (IP67) and vandal resistant.	3	\$228.95	\$686.85
RE-IP-BULLET	OCB-3DF2763G2-IZS/6 MP Acu Sense Motorized Varifocal Bullet Network Camera. High quality imaging with 6 MP resolution. Motorized varifocal lens for easy installation and monitoring. Efficient H.265+ compression technology Clear imaging against strong backlight due to 120 dB true WDR technology. Focus on human and vehicle targets classification based on deep learning. Audio and alarm interface available Water and dust resistant (IP67) and vandal resistant (IK10).	2	\$289.00	\$578.00*

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



PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
RE-PTZ-IP	XPTIE324S/PTZ IP 4 Megapixel / 32X Zoom / 200 mts IR / Sense Plus (Avoid False Alarms) / IP66 / IK10 / Rapid Focus / Auto-tracking 2.0 / Hi-PoE / Ultra Low Light / WDR 120 dB / Input and Output Audio and Alarm	3	\$955.09	\$2,865.27*
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	\$850.00	\$850.00
RE-DOME-BOX	CONNECTIONS BOX FOR MINI DOME CAMERAS	3	\$39.00	\$117.00*
Labor-tech	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. 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. Attached we send you a (Surveillance Maintenance Agreement) for all the cameras giving them a gold service.	1	\$1,800.00	\$1,800.00*
WARRANTY	ALL PRODUCTS HAVE A 2 YEAR WARRANTY BY THE MANUFACTURER AND 1 YEAR INSTALLATION			

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
Job Info Condition	<p>Project or proposed working conditions. Shipping costs are not included in this quote. 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. Redes telecom is not responsible for the quality or performance of the equipment supplied by the customer. Two-year parts and one-year labor warranty. Any problems detected in the existing installation will be treated as a separate work and a separate invoice from the previously approved one. Electric shock or failure / damage caused by nature or force majeure is not covered by the warranty. 50% in advance, 30% to finished raw cable to be installed and 20% in delivery. 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. 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*

Total

\$9,075.83

* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

Limited Service Maintenance Agreement

Property Name: Gardens by the Hammocks Club

Property Address: 15080 Southwest 116th Terrace Miami, FL 33196

System to be serviced: Security Surveillance System

Monthly service charged: \$180.0

- ☐ Silver Package Number of cameras on CCTV: 000
- ☐ Gold Package Number of cameras on CCTV: 180.0

Type of digital recorder system and number of channels: 2 NVR 32 CH

Additional system type: System IP Hikvision

Redes Telecom LLC offers the following services:

- Maintenance of your digital recorder server.
- CCTV (Close Circuit Television) network operating environment.
- CCTV Camera System.
- Vandalism.
- Employee productivity.
- Protect your investment.

Plans of business:

Schedule Maintenance agreement (SMA's)

Redes Telecom LLC can offer two different levels of SMA's (Silver & Gold)

Silver package includes:*Preventive Maintenance*

1. Six on site, schedule, comprehensive maintenance sessions per year for a routine cleaning, adjustment, alignment, and repairs.

Unscheduled maintenance

1. 5/10 service and support response (Monday-Friday from 8 AM – 5PM)
2. Priority on site support (2 hrs. response time)
3. Provides on-site service (3 hrs. response time)
4. Labor to perform off site remote diagnostic and troubleshooting
5. Labor to perform on site troubleshooting to locate and diagnose faults
6. On site corrections of problems, perform repairs, adjustments, and reprogram NVR and DVR server to restore and correct CCTV network and system operations.
- 7.

Shop services & parts

1. Labor to perform in shop diagnostics and repair of faulty equipment.
2. Preferred purchase rate for add on and upgrades (15% discount).
3. Coverage of costs for equipment sent to manufacturer for diagnostic and repair given warranty.

Other plus service

1. Complete system maintenance revisions.

Gold 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.

Definitions

Priority service: Means all agreements work is schedule ahead of any on demand work as the response times indicated within the agreement.

Schedule maintenance: Defined as the technical personnel of Redes Telecom LLC performing necessary cleaning, adjustment, and replacement of parts to keep equipment in good and efficient operation condition. Any repairs or operations instruction will be done at this time.

Remote diagnostic: Defined as remote logons to communications NVR and DVR equipment via customer provided analog or digital line to determine CCTV system and camera failures and remedies.

Catastrophic parts: Defined as video head assemblies disk drives, cameras, memories, devices, CRTs, LCD, and complete NVR and DVR server system.

24-hour key parts guarantee: Assures 24-hour receipt of key replacement parts on equipment covered by this agreement for request logged before 11:00 AM Eastern time.

Software maintenance revisions: Revision of the existing NVR and DVR server software that were provided by Redes Telecom LLC. Upgrades are available at normal manufacturer charges.

Closed Circuit TV Intervention: Defined as Redes Telecom LLC, on the customer behalf, interacting with network providers, in performing tests and resolution of provisioning issues as it pertains to the system's use of them.

Business terms

Redes Telecom LLC makes all necessary adjustments, repairs, and good replacements necessary to maintain the equipment in good working order. Our obligation during this agreement is limited to the repair or replacement of any part or to maintain as set forth above. This warranty shall not apply on any equipment if any person other than Redes Telecom LLC technician or other person authorized by Redes Telecom LLC, without Redes Telecom consent, modifies, adjust, or repair such units or perform any maintenance service on it during the terms of this agreement.



Limitation of remedies

Redes Telecom LLC entire liability and the customer exclusive remedy shall be as follow:

- In all situations involving negligence in performance of Redes Telecom LLC for the service furnished under this agreement Redes Telecom shall be liable for the adjustment, replace or replacement of equipment damage or impaired.
- Redes Telecom LLC will not be liable for any performance of any manufacturer or third-party software operational features.
- In no event Redes Telecom will be liable for any damages caused by the customer's failure to perform the customer responsibilities, or any lost profits or other consequential damage even if Redes Telecom has been advise of the possibility of such damages or for any claim against the customer for any other party or for any damage caused by performance or non-performance of equipment located outside the USA or Puerto Rico.

SMA's PRICE LIST

# OF CAMERAS	SILVER PACKAGE (Monthly)	GOLD PACKAGE (Monthly)
4	\$55.00	\$75.00
8	\$120.00	\$150.00
16	\$180.00	\$225.00
32	\$240.00	\$300.00
48	\$300.00	\$375.00
64	\$366.00	\$450.00
128	\$435.00	\$525.00

(Name of the Property)

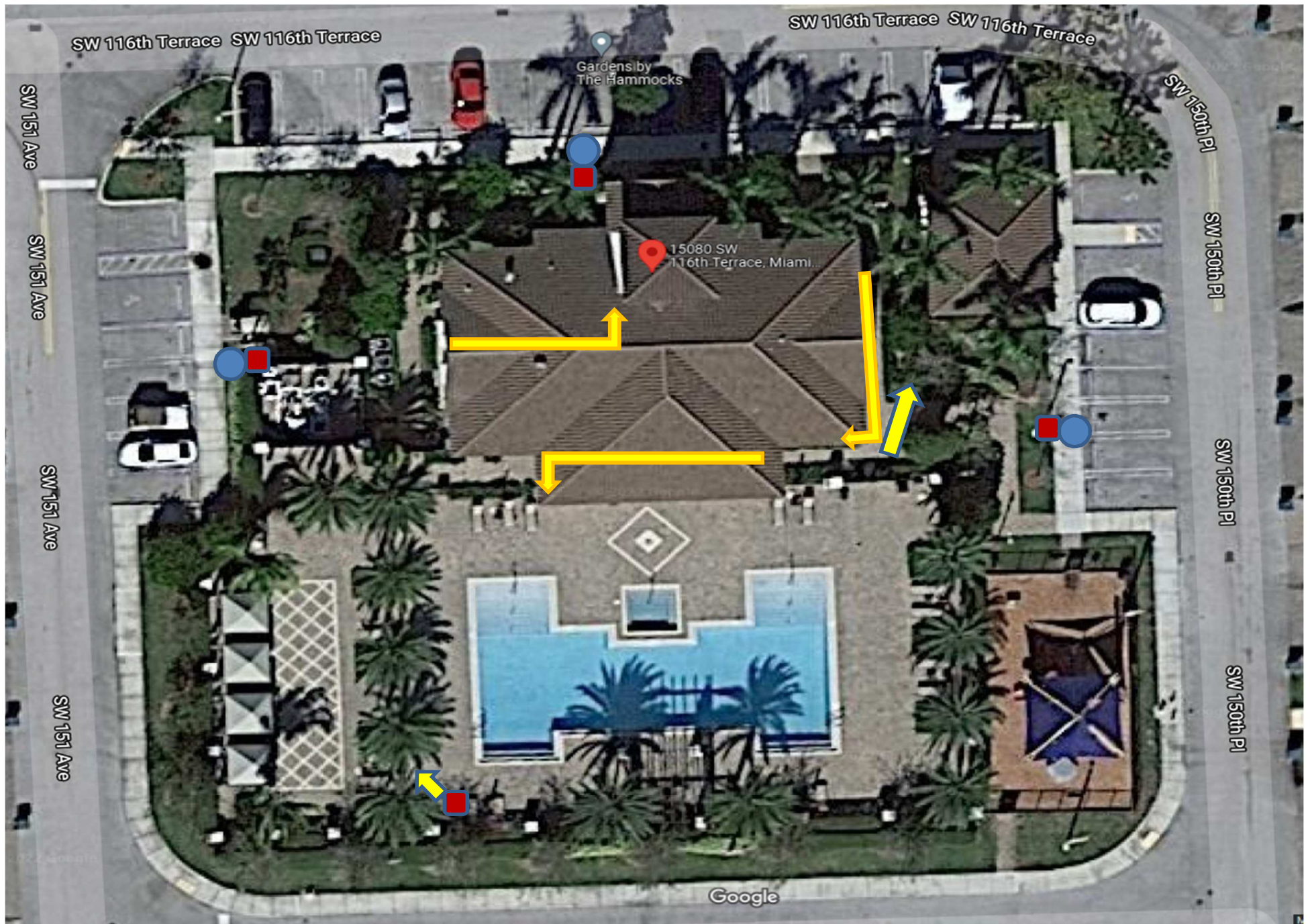
Redes Telecom LLC

Title


Title


SECURITY-VIDEO-AUDIO-DATA-FIBER OPTIC
7339 SW 21st Street Miami, FL 33155 Tel. (305) 506-6050 www.redes-telecom.com

Customer Initials _____




Descripción

Postes 

Cameras PTZ 

Cameras Domes 

Cámaras Nuevas Bullet 



**Gardens by the
Hammocks**
Miami, Florida

**Security Camera
System Upgrade**

**Confidential Proposal
February 15, 2022**

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

About Us

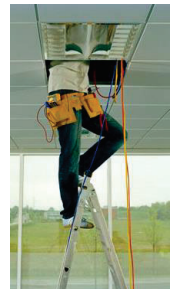
Regions Security' mission is to optimize the protection of our clients' assets by developing and implementing a strategic plan. We strive to be the most dynamic and resourceful security provider for all our clients. As one of the top fastest growing companies in South Florida, Regions Security continues 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.

Video Professional Security Camera System

Description	QTY
Hanwha 32 Channel Network Video Recorder (NVR) 6TB Storage  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.	1
Hanwha Wave Intelligent Video Management System (VMS Imbedded License)  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	32
Planet 16 Port PoE Gigabit Switch Ethernet/Fiber  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.	2
Hikvision IP 8MP Indoor/Outdoor WDR Bullet Camera – Day/Night Color Camera Indoor/Outdoor Mounting Bracket  8 Megapixel, 24/7 Full Time Color, Max 2688×1520@ 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 (2), Pool Back (1) Replace: Pool Back (1), Pool Pumps / Side Parking (1), Pool Side View (1)	6 6
Hikvision IP 4MP Indoor/Outdoor WDR Bullet Camera Indoor/Outdoor Mounting Bracket  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 (1), Poll Covered Tables Area (1)	2 2
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.



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186
Phone: 305 255 7000 Fax: 305 255 1281

TO: Century Gardens at Tamiami
Community Development District
ADDRESS: 2501 A Burns Road
Palm Beach Gardens, Fl. 33410
DATE: 4/4/22
JOB NAME: Tree Trimming
JOB LOCATION: CG Park
PAGE: 1

We hereby submit specifications and estimates for: **Park on Hammocks Blvd.**

Trim 25 Washingtonia palms, 1 Black Olive tree, 5 Royal Poinciana trees, and 5 Oak trees. All trimming to be performed by ANSI A 300 standards. Remove branches blocking solar panel, and lift trees to clear path for pedestrians.

**** Turf will be responsible for all clean up and disposal of debris****

Total: \$2,450.00

Turf Management carries \$1,000,000 property liability insurance, vehicle insurance, and all workmen are covered under workers compensation.

Acceptance of Proposal

Signature *[Signature]*

Date 4/13/2022

By:

Fernando Toledo

Certified Arborist

For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.

As per Ramon Javier & Gloria Perez Approval.



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186
Phone: 305 255 7000 Fax: 305 255 1281

TO: Century Gardens at Tamiami
Community Development District
ADDRESS: 2501 A Burns Road
Palm Beach Gardens, Fl. 33410

DATE: 4/27/22
JOB NAME: Irrigation Wiring
JOB LOCATION: Century Gardens
PAGE: 1

We hereby submit specifications and estimates for:

We propose to replace approximately 1200 linear feet of burnt wire. These wires continue shorting out and ruining electrical components to our system. Therefore we propose to remove burnt wire, and replace with 14 gauge wire. To do so we have to remove pavers in some areas. All paver repairs will be included in price. Price includes labor, material and installation. Job will take about 4 days to complete, so we will have some sections closed off with caution tape while working.

** This is a time sensitive matter due to the lack of rain water in past few days.
Please advise as soon as possible to start ordering materials. **

Our Charge:

\$3,380.00

Turf Management carries \$1,000,000 property liability insurance, vehicle insurance, and all workmen are covered under workers compensation.

Acceptance of Proposal

Signature [Signature]

Date 4/27/2022

By:

Fernando Toledo
Certified Arborist

For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.

on behalf of the chairman Ramon Javier.

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 Mail Room,
Located at 15080 SW 116th Terrace, Miami FL 33196**

Scope of Work:

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.

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:

\$1,300.00

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



Proposal

12600 S.W. 125 Avenue, Miami, FL 33186

Phone: 305 255 7000 Fax: 305 255 1281

TO: Century Gardens at Tamiami
Community Development District

DATE: 5/31/22

JOB NAME: Plant replacement

ADDRESS: 2501 A Burns Road
Palm Beach Gardens, FL 33410

JOB LOCATION: Century Gardens

PAGE: 1

We hereby submit specifications and estimates for: Landscape Upgrades

Clubhouse & Pool area

50- 3 gal Trinet

80- 3 gal Firebush

8- 3 gal Red Sister

** Mulch areas needed**

Price includes hauling away all debris generated

Total: \$2,110.00

Turf Management carries \$1,000,000 property liability insurance, vehicle insurance,
and all workmen are covered under workers compensation.

Acceptance of Proposal
Signature_____

Date_____

By:
Fernando Toledo

Certified Arborist

For Turf Management

This Proposal becomes a Contract upon acceptance by both parties.

POOL PAVER REPLACEMENT PROPOSALS

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

	Date	Invoice #	Vendor	Description	Amount
Clubhouse Expenses					
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
	03/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 4/12/22-5/11/22	57.87
	04/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 5/12/22-6/11/22	57.87
	05/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 6/12/22-7/11/22	57.87
Total 01-1602 · CH-Alarm Monitoring					462.96
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
	02/10/2022	50197	Fitness Solution Inc.	troubleshoot elliptical - clean bearings	150.00
	04/06/2022	50977	Fitness Solution Inc.	routine preventative maintenance	125.00
	04/06/2022	50978	Fitness Solution Inc.	rubber hexagonal dumbbells 45 lb pair	338.33
	05/11/2022	51581	Fitness Solution Inc.	troubleshoot elliptical - lubricate and tighten	150.00
Total 01-1605 · CH-Gym(Circt Training)equip mnt					2,083.79
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
	02/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 02/29/22-03/28/22	235.77
	03/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 03/29/22-04/28/22	236.77
	04/25/2022	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 04/29/22-05/28/22	236.65
	05/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 05/29/22-06/28/22	356.60
Total 01-1606 · CH-Cable & Internet					2,007.40
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

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

	Date	Invoice #	Vendor	Description	Amount
	03/07/2022	07534-90226 0322	FPL	acct# 07534-90226 (02/04/21 - 03/07/22)	1,114.15
	04/06/2022	07534-90226	FPL	acct# 07534-90226 (03/07/21 - 04/06/22)	1,030.62
	04/06/2022	07534-90226 0422	FPL	acct# 07534-90226 (04/06/21 - 05/05/22)	977.54
Total 01-1608 · CH-Electricity					7,397.26
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
	03/01/2022	020122-HG Mar	Great Cleaning Corp.	cleaning service March 2022	900.00
	03/09/2022	D03-22	Great Cleaning Corp.	cleaning and paper supplies	206.82
	03/09/2022	003-22-2	Great Cleaning Corp.	cleaning and paper supplies	120.82
	03/09/2022	003-22	Great Cleaning Corp.	supplies March 2022	206.82
	04/01/2022	040122-HG	Great Cleaning Corp.	supplies March 2022	900.00
	05/01/2022	050122-HG	Great Cleaning Corp.	cleaning service May 2022	900.00
	05/27/2022	1GV1-RPNP-C64Y	Amazon Capital Services	Purell wipes	69.00
Total 01-1613 · CH-Janitorial Services/Supplies					10,630.55
01-1615 · CH-Landscape Mnt (mulch-plants)					
	10/01/2021	83414	Turf Management	lawn maintenance October 2021 - Clubhouse	1,141.67
	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/medjool palms in pool area	1,200.00
	03/01/2022	83671	Turf Management	lawn maintenance March 2021	1,141.67
	03/01/2022	83671	Turf Management	trash pick up	150.00

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	04/04/2022	83718	Turf Management	lawn maintenance April 2021	1,141.67
	04/04/2022	83718	Turf Management	trash pick up	150.00
	05/02/2022	83760	Turf Management	lawn maintenance May 2022	1,141.67
Total 01-1615 · CH-Landscape Mnt (mulch-plants)					<u>16,228.36</u>
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
	03/01/2022	MGT-030122-071	Castle Management LLC	contract management March 2022	1,116.83
	04/01/2022	MGT-040122-071	Castle Management LLC	management fee April 2022	1,116.83
	05/01/2022	MGT-050122-068	Castle Management LLC	contract management	1,116.83
Total 01-1617 · CH-Management fees					<u>8,934.64</u>
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
	04/01/2022	39181	Signs To Go Inc	signs	375.40
Total 01-1618 · CH-Miscellaneous Expenses					<u>444.25</u>
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					<u>377.30</u>
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
	02/18/2022	PREIMO2-25-22-061	Castle Management LLC	payroll 02/05/2022 - 02/18/2022	1,983.74
	03/04/2022	PREIM03-11-22-063	Castle Management LLC	payroll 02/19/2022 - 03/04/2022	1,983.74

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

Date	Invoice #	Vendor	Description	Amount
03/18/2022	PREIM03-25-22-062	Castle Management LLC	Payroll 03/05/2022-03/18/2022	1,983.74
04/01/2022	PREIM04-08-22-064	Castle Management LLC	payroll 3/19/22 - 4/01/2022	2,449.94
04/15/2022	PREIM04-22-22-065	Castle Management LLC	payroll 04/02/22 - 04/15/22	2,449.94
04/29/2022	PREIM05-06-22-063	Castle Management LLC	payroll 04/16/22 - 04/29/22	2,436.89
05/13/2022	PREIM05-20-22-062	Castle Management LLC	payroll 04/16/22 - 04/29/22	2,461.66
05/27/2022	PREIM06-03-22-062	Castle Management LLC	payroll 5/14/22 - 5/27/22	2,449.94
Total 01-1620 · CH-Payroll club staff				45,539.30
01-1621 · CH-Pest Control				
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
03/16/2022	100491	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
04/21/2022	102444	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
05/26/2022	104575	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
Total 01-1621 · CH-Pest Control				600.00
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
12/09/2021	22082	BRS Pool Spa Fountain	troubleshoot pool pump	90.00
12/31/2021	552671	American Pool Service	semi annual balancing of chemicals Sept 21-Feb 22	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 pool VFD	4,075.00
02/02/2022	21893	BRS Pool Spa Fountain	pool pump upgrade from ODP to TEFC	885.00
02/28/2022	572175	American Pool Service	semi annual balancing chemicals	300.00
03/01/2022	575114	American Pool Service	pool service March 2022	1,025.00
04/01/2022	578292	American Pool Service	monthly maintenance April 2022	1,025.00

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	05/01/2022	581879	American Pool Service	monthly maintenance May 2022	1,025.00
Total 01-1622 · CH-Pool & Spa Maintenance					15,803.11
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
	04/04/2022	WP-17833	Alfresco Air	AC service	340.00
	05/06/2022	83787	Turf Management	replace 1200 linear feet of burnt wire	3,380.00
	05/12/2022	44-22586097	Roto-Rooter Services Company	replace toilet flushometer x 2	1,322.00
	05/25/2022	1195	Elite Property Service & Painting Corp	repair and paint clubhouse bands	3,650.00
Total 01-1626 · CH-Repairs & Maintenance					22,224.28
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
	03/14/2022	3456615209	Miami-Dade Water & Sewer Department	acct# 3456615209 12/06/21 - 3/4/22	30.62
	03/14/2022	5883452839	Miami-Dade Water & Sewer Department	acct# 5883452839 12/06/21 - 3/4/22	466.18
	03/31/2022	2022-0260	Special District Services, Inc.	Miami Dade water (paid by SDS credit card)	376.35
Total 01-1630 · CH-Water & Sewer					1,275.87
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
	03/01/2022	2022-1113	NDSI Group Inc	service visit 3/1/22	62.50
	03/17/2022	2022-1130	NDSI Group Inc	service visit 3/9/22	62.50
	05/01/2022	2022-1221	NDSI Group Inc	remote monitoring quarterly	48.00
Total 01-1632 · CH-Computer Equipment/Services					269.00
01-1633 · CH-Security					
	12/18/2021	24123	Regions Security	security officer 12/11/21 and 12/18/21	264.80
	02/16/2022	24411	Regions Security	security officer 1/31/22 - 2/13/22	706.00
	02/28/2022	24520	Regions Security	security officer 2/14/22 - 2/27/22	706.00
	03/16/2022	24643	Regions Security	security officer 2/28/22 - 3/13/22	706.00
	03/30/2022	24734	Regions Security	security officer 4/14/22 - 3/27/22	706.00

Century Gardens at Tamiami Community Development District
Clubhouse Expenditures
October 2021 through May 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	04/13/2022	24814	Regions Security	security officer 3/28/22 - 4/10/22	706.00
	04/27/2022	24914	Regions Security	security officer 4/11/22 - 4/24/22	811.92
	05/11/2022	25056	Regions Security	security officer 4/25/22 - 5/08/22	706.00
	05/25/2022	25140	Regions Security	security officer 5/9/22 - 5/22/22	706.00
Total 01-1633 · CH-Security					<u>6,018.72</u>
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
	03/31/2022	2022-0260	Special District Services, Inc.	CH Management fee Mar 2022	500.00
	04/30/2022	2022-0358	Special District Services, Inc.	CH Management fee April 2022	500.00
	05/31/2022	2022-0462	Special District Services, Inc.	CH Management fee May 2022	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					<u>4,000.00</u>
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
	02/28/2022	INS-0222-054	Castle Management LLC	insurance reimbursement February 2022	247.50
	03/31/2022	INS-0322-056	Castle Management LLC	insurance reimbursement March 2022	282.50
	04/30/2022	INS-0422-056	Castle Management LLC	insurance April 2022	395.50
	05/31/2022	INS-0522-054	Castle Management LLC	payroll 04/16/22 - 04/29/22	395.50
Total 01-1639 · CH - Club Staff Health Insuranc					<u>3,053.50</u>
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					<u>300.00</u>
Total Clubhouse Expenditures					<u>161,728.29</u>

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

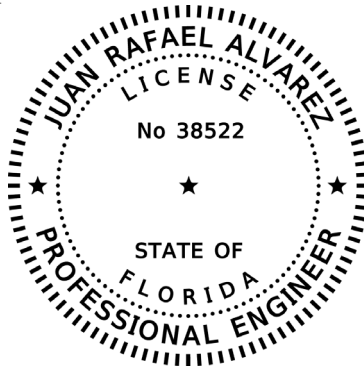
The District currently carries General Liability, Property, Inland Marine, Hired Non-Owned Auto, Employment Practice Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100121024 of Florida Insurance Alliance. The premium of the policy is \$20,640 and covers the 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

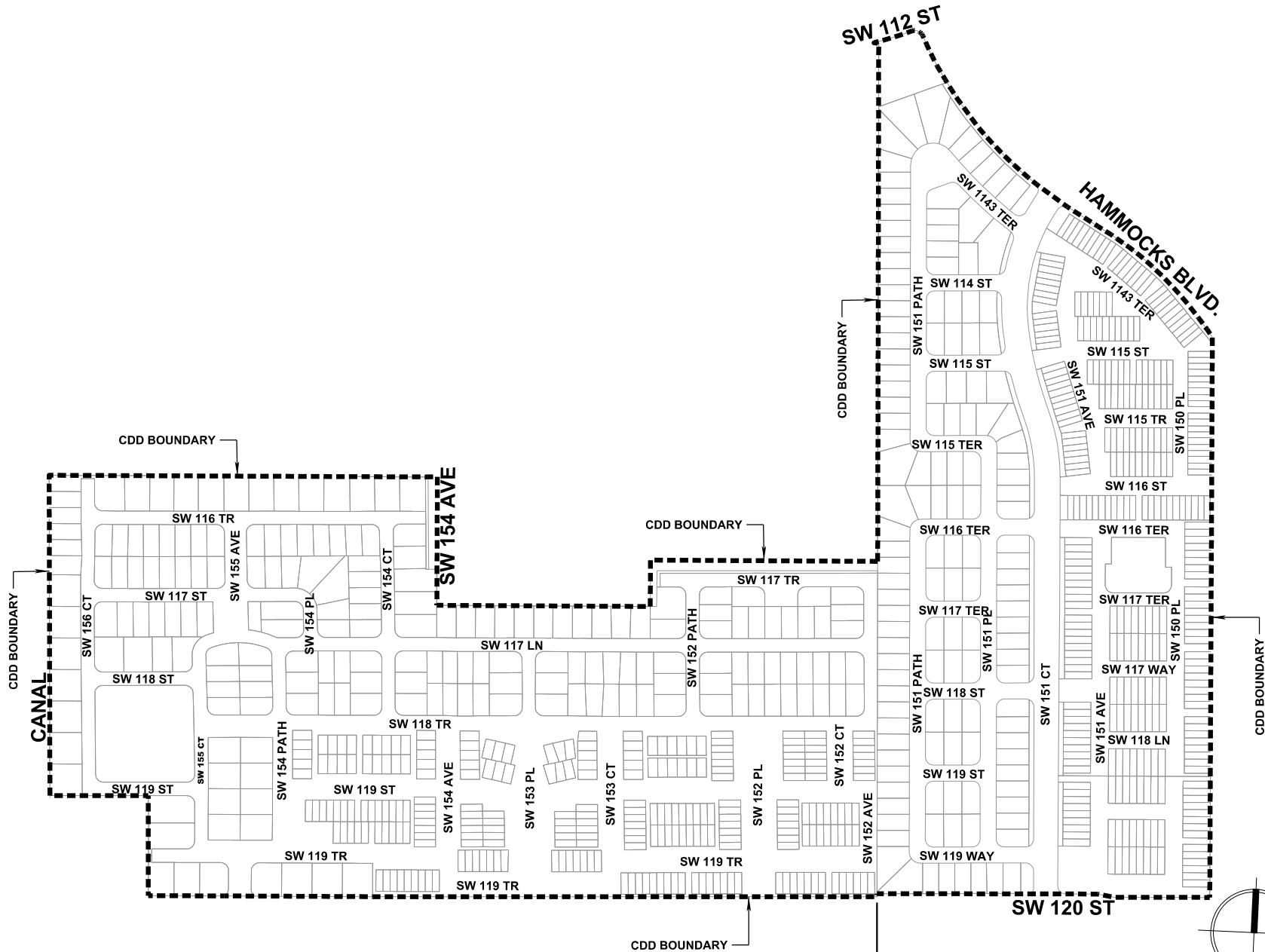
Sincerely,
Alvarez Engineers, Inc.

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.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

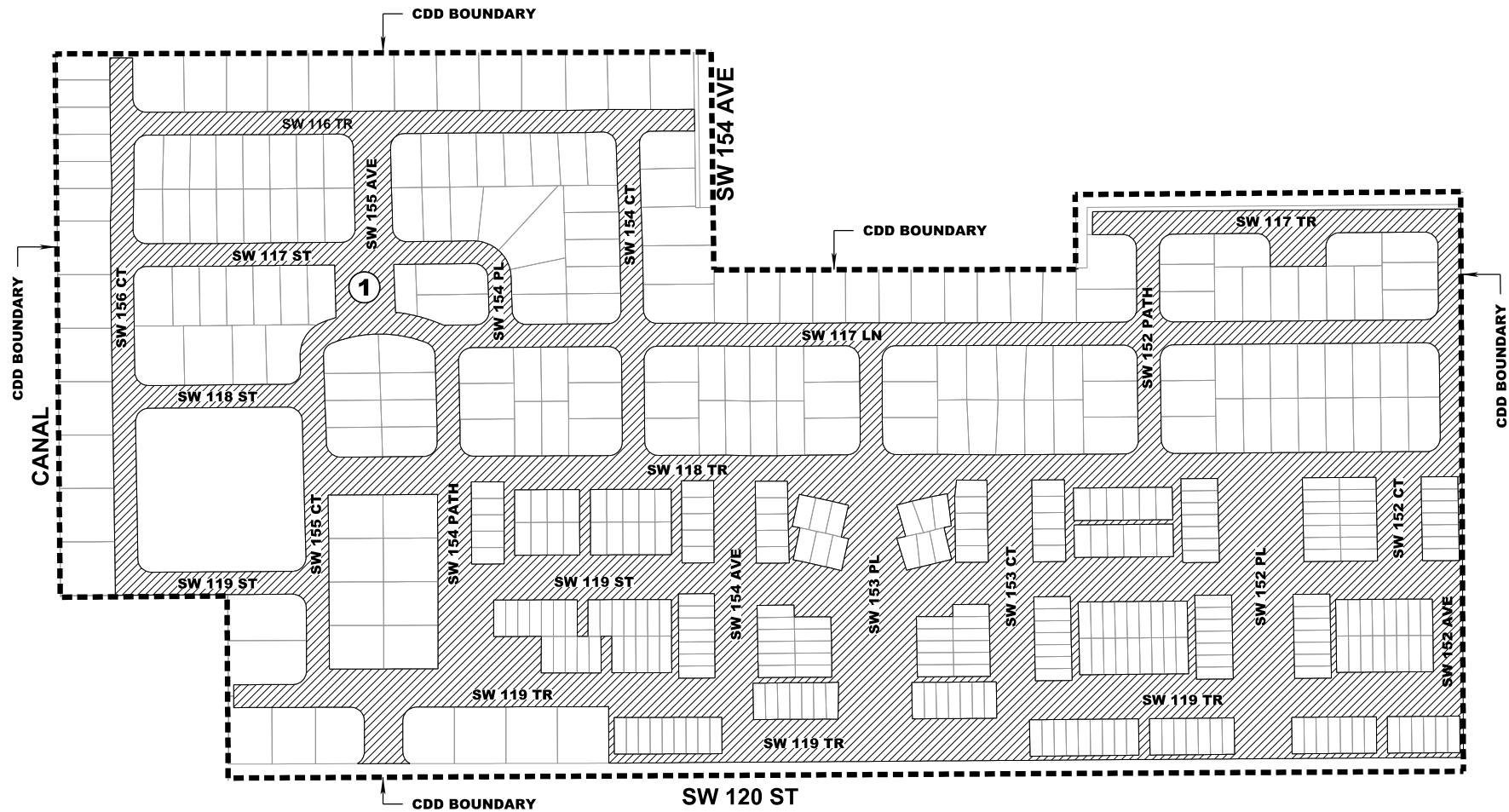


ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS AT TAMIAMI CDD
DISTRICT BOUNDARY**

2007 PROJECT

2014 PROJECT
2017 PROJECT
2018 CLUBHOUSE
ACQUISITION PROJECT



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

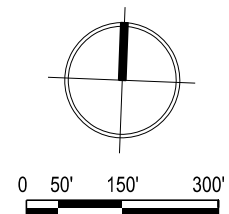
LEGEND:
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 QCD: QUIT CLAIM DEED
 SWD: SPECIAL WARRANTY DEED

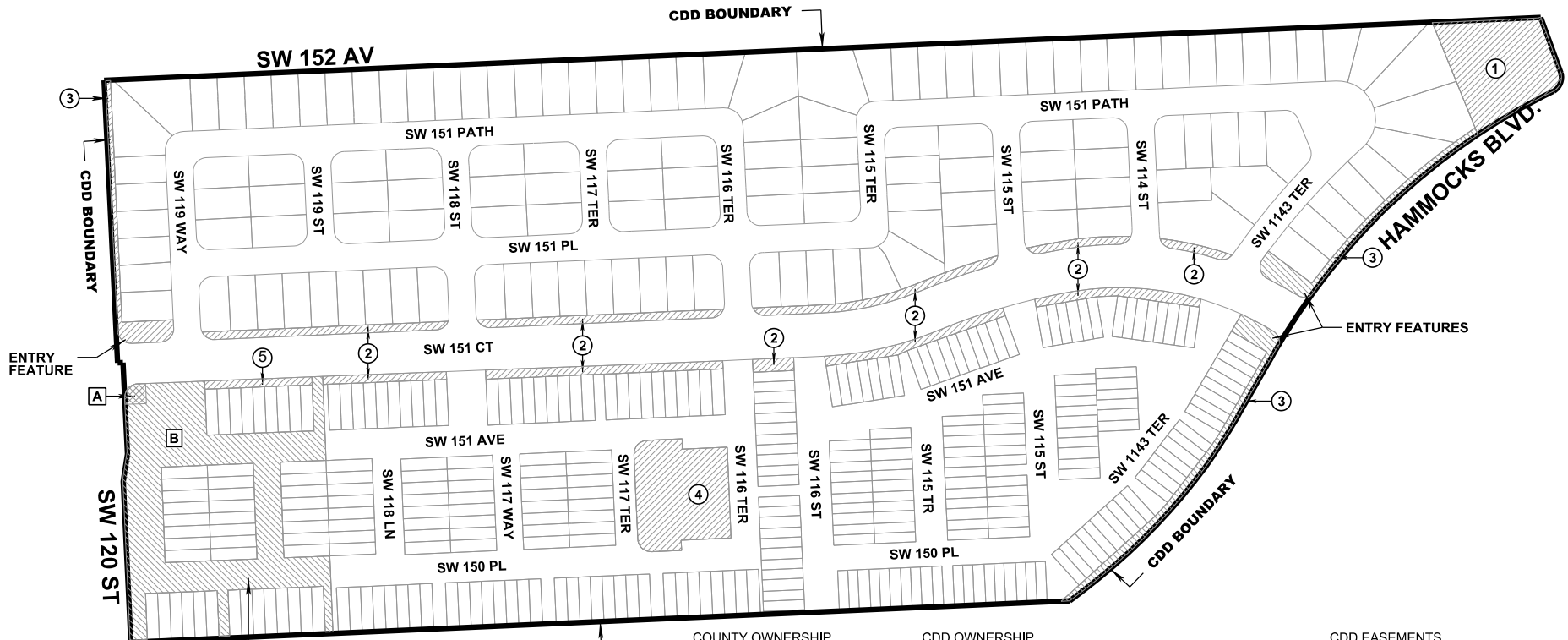
ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAM CDD
 DISTRICT BOUNDARY

DETAIL OF 2007 PROJECT

EXHIBIT 2





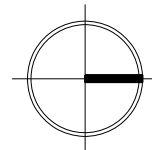
FORMER TRACT "R"
(PB 172, 50)
FOLIO: 30-5909-051-0480
(QCD 31088-2697)
OWNER: GARDENS BY THE HOA, INC.
CATEGORY: CDD OWNS ROADWAY &
DRAINAGE IMPROVEMENTS

COUNTY OWNERSHIP
TRACT "A" (PB 170, PG 60)
FOLIO 30-5909-050-3990
ORB31622, PG 1107
CATEGORY: PARK

CDD OWNERSHIP
TRACTS "E, F, G, H, I, K, N, O, P, AND Q" (PB 170, PG 60)
FOLIOS 30-5909-050-4030
30-5909-050-4040
30-5909-050-4050
30-5909-050-4060
30-5909-050-4090
30-5909-050-4120
30-5909-050-4130
30-5909-050-4140
30-5909-050-4150
30-5909-050-4070
ORB 29673, PG 3495
CATEGORY: LANDSCAPE TRACTS
TRACTS "D, J AND L" (PB 170, PG 60)
FOLIOS 30-5909-050-4100
30-5909-050-4080
30-5909-050-4020
ORB 29673, PG 3495
CATEGORY: LANDSCAPE TRACTS
AND ENTRY FEATURES
TRACT "M" (PB 170, PG 60)
FOLIO 30-5909-050-4110
ORB 31139, PG 1513
CATEGORY: CLUBHOUSE
TRACT "S" (PB 172, 50)
FOLIO: 30-5909-051-0490
ORB 30828, PG 4071
CATEGORY: LANDSCAPE TRACT

CDD EASEMENTS
TRACT "R" (PB 172, PG 50)
FOLIO: 30-5909-051-0480
ORB 29609, PG 490
CATEGORY: ENTRY FEATURE
TRACT "R" (PB 172, 50)
FOLIO: 30-5909-051-0480
ORB 30828, PG 4068
CATEGORY: 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 EXPANSION CDD
DISTRICT BOUNDARY**

DETAIL OF 2014, 2017 AND 2018 PROJECTS

EXHIBIT 3