

Century Gardens At Tamiami
Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIA MIAMI COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	50,284	53,237	53,237
Maintenance Assessments	44,574	44,574	44,574
Clubhouse O&M Assessments	343,994	343,995	343,995
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,585	431,585
Debt Assessments - Series 2016 (Original Units)	437,905	437,907	437,907
Debt Assessments - Series 2017 (Townhomes)	42,452	42,452	42,452
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,686	305,686
Other Revenues	0	74	74
Other Revenues - Clubhouse	0	3,245	3,245
Interest Income	480	78	78
TOTAL REVENUES	\$ 1,656,957	\$ 1,662,833	\$ 1,662,833
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	32,172	32,172	32,172
Legal	13,000	12,308	12,308
Assessment Roll	7,500	7,500	7,500
Audit Fees	6,000	5,400	5,400
Arbitrage Rebate Fees	1,300	1,300	1,300
Insurance	7,000	6,562	6,562
Legal Advertisements	850	850	533
Miscellaneous	900	900	517
Postage	400	465	454
Office Supplies	675	995	956
Dues & Subscriptions	175	175	175
Trustee Fees	16,000	15,958	15,958
Continuing Disclosure Fees	1,400	1,400	1,400
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	1,200	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 92,187	\$ 89,185	\$ 87,235
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	3,500	3,500	2,030
Park Landscaping Maintenance (Includes Mulch)	15,000	15,000	13,900
Park Maintenance	8,000	1,000	0
Street/Roadway & Stormwater System Maintenance	6,000	1,000	0
Irrigation System Pump Station Maintenance	2,400	1,000	0
FPL Power	1,800	1,000	0
Field Operation Management	1,200	1,200	1,200
General Maintenance	4,000	2,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 41,900	\$ 25,700	\$ 17,130
TOTAL CLUBHOUSE EXPENDITURES	\$ 323,354	\$ 273,023	\$ 247,303
TOTAL EXPENDITURES	\$ 457,441	\$ 387,908	\$ 351,668
REVENUES LESS EXPENDITURES	\$ 1,199,516	\$ 1,274,925	\$ 1,311,165
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,426)	(411,426)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,452)	(417,452)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,470)	(40,470)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,407)	(291,407)
BALANCE	\$ 54,948	\$ 114,170	\$ 150,410
County Appraiser & Tax Collector Fee	(33,129)	(15,979)	(15,979)
Discounts For Early Payments	(66,259)	(61,484)	(61,484)
EXCESS/ (SHORTFALL)	\$ (44,440)	\$ 36,707	\$ 72,947
Carryover From Prior Year	44,440	44,440	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 81,147	\$ 72,947

FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	
LESS PROJECTED CLUBHOUSE RESERVE AS OF 9/30/22	
OPERATING FUND BALANCE AS OF 9/30/22	

\$496,675
\$36,707
\$533,382
\$364,417
\$168,965

Notes
Carryover From Prior Year Of \$44,440 was used to reduce Fiscal Year 2021/2022 Assessments.
Carryover From Prior Year Of \$44,440 to be used to reduce Fiscal Year 2022/2023 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	343,994	343,995	343,995
Clubhouse - Rentals	0	1,410	1,410
Clubhouse - Key Fobs	0	1,125	1,125
Other Revenue - Clubhouse	0	710	710
Other Revenue - Insurance Claim	0	0	0
Total Clubhouse Revenues	\$ 343,994	\$ 347,240	\$ 347,240
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	750	250	0
Alarm Monitoring	1,000	1,000	724
Gym Equipment Maintenance	6,000	3,500	2,541
Cable & Internet Service	3,800	3,203	3,203
FPL Power	15,000	12,076	12,076
General Maintenance & Repairs	28,313	33,000	30,698
Insurance - Property/Casualty/Liability	19,000	14,078	14,078
Irrigation Repairs & Maintenance	2,000	0	0
Janitorial Services & Supplies	28,000	16,000	14,911
Landscape Maintenance (Mulch & Plant Replacement)	25,000	27,000	25,980
Management Fees (Castle)	14,000	13,402	13,402
Office & Kitchen Supplies	1,800	550	377
Payroll - Club Staff	99,687	67,579	67,579
Payroll - Club Staff Health Insurance	9,400	4,635	4,635
Pest Control - Interior & Exterior	1,200	1,200	900
Pool & Spa Maintenance	30,000	26,000	23,161
Printing & Postage	500	0	0
Property Taxes	5,000	0	0
Water & Sewer	4,200	3,495	3,495
Computer Services	2,000	500	317
Security	19,000	21,555	21,555
Oversight & Financial Management	6,000	6,000	6,000
Contingency	35,000	17,500	1,671
AC Maintenance	3,000	500	0
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 359,650	\$ 273,023	\$ 247,303
Clubhouse Revenues Less Expenditures	\$ (15,656)	\$ 74,217	\$ 99,937
County Appraiser & Tax Collector Fee	(6,880)	(3,324)	(3,324)
Discounts For Early Payments	(13,760)	(12,789)	(12,789)
Excess/ (Shortfall)	\$ (36,296)	\$ 58,104	\$ 83,824
Carryover From Prior Year	36,296	36,296	0
Net Excess/ (Shortfall)	\$ -	\$ 94,400	\$ 83,824

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$306,313
\$58,104
\$364,417

Notes

Discounts and Fees Actual Amounts Estimated As
20.8% Of Total District Discounts & Fees.
Carryover From Prior Year Of \$36,296 was used to reduce Fiscal Year 2021/2022 Assessments.
Carryover From Prior Year Of \$87,296 to be used to reduce Fiscal Year 2022/2023 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	1,859	1,859
NAV Tax Collection	405,688	411,426	411,426
Total Revenues	\$ 405,713	\$ 413,285	\$ 413,285
EXPENDITURES			
Principal Payments	130,000	130,000	130,000
Interest Payments	265,950	268,350	268,350
Bond Redemption	9,763	0	0
Total Expenditures	\$ 405,713	\$ 398,350	\$ 398,350
Net Excess/ (Shortfall)	\$ -	\$ 14,935	\$ 14,935

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$457,047
\$14,935
\$471,982

Notes

Reserve Fund Balance = \$101,011*. Revenue Fund Balance = \$369,547*.

Prepayment Account Balance = \$1,424*.

Revenue Fund Account Balance To Be Used To Make 11/1/22 Bond Payment Of \$262,975 -

Principal Payment: \$130,000 - Interest Payment: \$132,975.

* Approximate Amounts

Section Of District Obligated To Pay Series 2014 Bonds:

Expansion Units

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	September 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$5,395,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2016)	25	20	20
NAV Tax Collection	411,631	417,452	417,452
Total Revenues	\$ 411,656	\$ 417,472	\$ 417,472
EXPENDITURES			
Principal Payments (2016)	230,000	230,000	230,000
Interest Payments (2016)	178,725	181,313	181,313
Bond Redemption	2,931	0	0
Total Expenditures	\$ 411,656	\$ 411,313	\$ 411,313
Net Excess/ (Shortfall)	\$ -	\$ 6,159	\$ 6,159

FUND BALANCE AS OF 9/30/21	\$352,856
FY 2021/2022 ACTIVITY	\$6,159
FUND BALANCE AS OF 9/30/22	\$359,015

Notes

Reserve Fund Balance = \$207,994*. Revenue Fund Balance = \$150,617*.
 Prepayment Account Balance = \$404*.
 Revenue Fund Account Balance To Be Used To Make 11/1/22 Interest Payment Of \$88,069.
 * Approximate Amounts

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

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$4,575,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2017)	25	178	178
NAV Tax Collection	39,905	40,470	40,470
Total Revenues	\$ 39,930	\$ 40,648	\$ 40,648
EXPENDITURES			
Principal Payments (2017)	13,000	13,000	13,000
Interest Payments (2017)	26,094	26,313	26,313
Bond Redemption	836	0	0
Total Expenditures	\$ 39,930	\$ 39,313	\$ 39,313
Net Excess/ (Shortfall)	\$ -	\$ 1,335	\$ 1,335

FUND BALANCE AS OF 9/30/21	\$41,888
FY 2021/2022 ACTIVITY	\$1,335
FUND BALANCE AS OF 9/30/22	\$43,223

Notes

Reserve Fund Balance = \$10,002*. Revenue Fund Balance = \$33,221*.
Revenue Fund Account Balance To Be Used To Make 12/15/22 Bond Payment Of \$26,047 -
Principal Payment: \$13,000 - Interest Payment: \$13,047.
* Approximate Amounts

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

Series 2017 Bond Information

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

Par Amount As Of 9/30/22. = \$601,000

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income (2018)	25	1,622	1,622
NAV Tax Collection	287,344	291,407	291,407
Total Revenues	\$ 287,369	\$ 293,029	\$ 293,029
EXPENDITURES			
Principal Payments (2018)	100,000	95,000	95,000
Interest Payments (2018)	184,644	186,069	186,069
Bond Redemption	2,725	0	0
Total Expenditures	\$ 287,369	\$ 281,069	\$ 281,069
Net Excess/ (Shortfall)	\$ -	\$ 11,960	\$ 11,960

FUND BALANCE AS OF 9/30/21	\$364,945
FY 2021/2022 ACTIVITY	\$11,960
FUND BALANCE AS OF 9/30/22	\$376,905

Notes

Reserve Fund Balance = \$144,286*. Revenue Fund Balance = \$232,619*.
Revenue Fund Account Balance To Be Used To Make 11/1/22 Bond Payment Of \$192,322 -
Principal Payment: \$100,000 - Interest Payment: \$92,322.
* Approximate Amounts

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

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.25%	November 1st
Issue Date =	September 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$4,570,000	