



**CENTURY GARDENS AT TAMAMI
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 13, 2023
6:15 P.M.**

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

www.centurygardenstamiamicdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY GARDENS AT TAMiami
COMMUNITY DEVELOPMENT DISTRICT
Gardens by the Hammocks Clubhouse Meeting Room
15080 S.W. 116th Terrace, Miami
Florida 33196
REGULAR BOARD MEETING
April 13, 2023
6:15 p.m.

A. Call to Order	
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C. Establish a Quorum	
D. Declare Vacancies followed by Appointments to Vacancies in Seats #1 & #2	
E. Administer Oath of Office and Review Board Member Duties and Responsibilities	
F. Election of Officers	
G. Additions or Deletions to Agenda	
H. Comments from the Public for Items Not on the Agenda	
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Location

Miami-Dade County, Florida

Notice Text

CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT
REVISED 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 SW 116th Terrace, Miami, Florida 33196 at 6:15 p.m. on the following dates:

April 13, 2023

June 15, 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

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**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 10, 2022**

A. CALL TO ORDER

The November 10, 2022, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:34 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* October 25, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisors Tarik Djemil and Max Riveros 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 were Julia Barrios, Site PM of Castle Group; and Alvaro Cabrera, a District resident.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mrs. Perez advised that no one had qualified for Seats #1 and #2 during the qualifying period. Cristopher Romero and Ramon Javier are currently serving in Seats #1 and #2, respectively, therefore, these incumbents will serve no longer than ninety (90) days from November 22, 2022; or until an appointment to the vacancy has been made. As a result, vacancies can be declared at an upcoming meeting and appointments can be made thereafter.

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. CONSIDER APPOINTMENT TO VACANCIES

1. Alvaro Cabrera Request for Appointment Consideration

Alvaro Cabrera provided the District with his letter of information, which was presented in the meeting book, and expressed his interest in joining the District Board. Mr. Cabrera introduced himself.

A **MOTION** made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed appointing Alvaro Cabrera to fill the vacancy and unexpired term of office in Seat No. 4, which term expires in 2024. Mr. Cabrera had previously presented all the necessary documentation and it has been determined that he is a qualified candidate eligible for appointment.

G. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Mrs. Perez, as Notary Public in the State of Florida, administered the Oath of Office. Supervisor Cabrera was provided with the Financial Disclosure Form-1 required for this year (2021 Form 1). Mrs. Perez distributed information regarding “Government in the Sunshine Law”, public records and conflicts of interest, along with information on the workings and benefits of a CDD and the responsibilities and duties of Board Members. Key elements were reviewed.

H. ELECTION OF OFFICERS

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

The following slate of officers was nominated with no changes to the Chairman and Vice Chairman:

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

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

I. APPROVAL OF MINUTES

1. June 30, 2022, Public Hearing & Regular Board Meeting

Mrs. Perez presented the minutes of the June 30, 2022, Public Hearing & Regular Board Meeting.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and passed unanimously approving the minutes of the June 30, 2022, Public Hearing & Regular Board Meeting, as presented.

J. OLD BUSINESS

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

K. NEW BUSINESS

1. Consider Ratification of American Pool Filters, Parts and Labor Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving American Pool filters, parts and labor in the amount of \$3,096.85 for the necessary repairs and replacement, as presented.

2. Consider Ratification of Industrial Shadeports, Inc. Clubhouse Playground Shade Repair Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed ratifying and approving Industrial Shadeports Estimate No. 2633 in the amount of \$2,500 for the replacement of the Clubhouse playground shade sail. It was noted that the estimate includes tax, which will be removed prior to payment.

3. Consider Ratification of Waterflow Irrigation, Inc. Backflow Installation Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed ratifying and approving the Waterflow Irrigation, Inc. Estimate No. 0001674 in the amount of \$1,250 for the backflow installation, as presented.

4. Consider Ratification of Termination of Regions Security Services

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed ratifying and approving the termination of Regions Security Services, effective September 27, 2022, as presented.

5. Discussion Regarding Garda Security Service's Agreement for Clubhouse Services

Ms. Barrios recommended the services of Garda Security for the Clubhouse, as this was the same company that the HOA had engaged to provide services for the Association. Garda is proposing to provide services for June through October at the Clubhouse with the increased percentage and will include the closing and opening of the poolside umbrellas.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed, as specified, while simultaneously directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

6. Discussion Regarding Security Services for Private Party Events at Clubhouse

This agenda item was tabled until a future date.

7. Consider Epic Forensics & Engineering Clubhouse Reserve Study Proposal

The proposal was distributed via handout by Ms. Barrios. It was for services to conduct a reserve study for the clubhouse in the amount of \$7,000 plus any additional cost that maybe required.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the Epic Forensic & Engineering, services for the Clubhouse Reserve Study in the amount of \$7,000.00, as presented.

8. Consider Turf Management Clubhouse Mulch Proposal

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the Turf Management Clubhouse Mulch Proposal dated November 2, 2022, in the amount of \$2,940, as presented.

9. Consider Turf Management Park Mulch Proposal

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Djemil and passed unanimously approving the Turf Management Park Mulch Proposal, dated November 2, 2022, in the amount of \$2,362.50, as presented.

10. Consider Resolution No. 2022-05 – Adopting an Amended Fiscal Year 2021/2022 Final Budget

Mrs. Perez presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2022. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2022-05, adopting an Amended Fiscal Year 2021/2022 Final Budget.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Ratification of Clubhouse Expenditures

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

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

2. Accept and Receive 20-Year Stormwater Needs Analysis

Mrs. Perez noted that this agenda item was added and provided a handout of the Annual Engineer’s Report for the Board’s review.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed accepting and receiving the District’s Annual Engineer’s Report, as presented.

M. PROPERTY MANAGER UPDATES

Ms. Barrios provided an update on following projects:

- Cameras: new cameras were installed. Installation was completed on 10/21/22
- Tree trimming: Completed as of 06/22/22
- Irrigation system repair: Completed as of 06/22/22
- Pool plant replacement: Completed as of 06/22/22
- Pool Deck pavers: Completed as of 06/22/22
- Mailroom painting: Completed as of 06/16/22

N DISTRICT COUNSEL REPORT

Mr. Cochran had nothing further to report.

O. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

P. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier, seconded by Supervisor Romero and passed unanimously adjourning the meeting at 7:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



The Fitness Solution, Inc.
 PO Box 260363
 Pembroke Pines, FL 33026
 Voice: 9545054178
 Fax # 954-450-9661

Estimate

Date	Estimate #
1/6/23	23289

Name / Address		Ship To		
Century Gardens at Tamiami CDD 15080 SW 116 Terrace Miami, FL 33196		Century Gardens at Tamiami CDD 15080 SW 116 Terrace Miami, FL 33196		
Customer Contact	Customer E-mail	Customer Phone	P.O. No.	Terms
	jbarrios01@castlegroup.com	786-732-4145		Net 30
Item	Description	Qty	Cost	Total
Parts	Parts- Paramount lat pull- Selector pin with tether.	1	48.23	48.23
Upholstery	Upholstery- Paramount lat pull SMALL roller pad reupholstery	1	80.00	80.00
Upholstery	Upholstery- Hoist adj benches 2 XL pads for reupholstery .	2	145.00	290.00
Upholstery	Upholstery- Paramount leg curl LARGE Seat pad for reupholstery	1	125.00	125.00
Installation- Parts	Removal and Installation of Pads and Parts		150.00	150.00
Shipping & Handl...	Shipping & Handling fees for upholstery		34.51	34.51
Shipping & Handl...	Shipping & Handling charges for parts		12.63	12.63
			Subtotal	\$740.37
			Sales Tax (0.0%)	\$0.00
			Total	\$740.37

Signature _____

info@TheFloridaFitnessSolution.com

Please sign and return when approved.



Century Garden at Tamiami Comm. Dev
Proposed Parts and Service

Qty	Description	Price	Extended	Initial
1	Spa - Provide display board for the Pentair heat pump	\$619.10	\$619.10	_____
1	Labor to replace the board and check for proper operation	\$345.00	\$345.00	_____
AP WO 215557		Tax:	\$0.00	
		Total:	\$964.10	

Accepted:

 Owner/Agent

 Neil V Gates - President

Date: _____

Friday, January 13, 2023

Please sign and initial all items approved. This proposal is valid for 30 days from the proposal date.

ADDENDUM TO STANDARD TERMS AND CONDITIONS AGREEMENT

THIS ADDENDUM TO STANDARD TERMS AND CONDITIONS AGREEMENT (the “Addendum”) is made and entered into this ____ day of _____, 2023, by and between:

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33401 (the "District"),

and

ASSOCIATION RESERVES-FLORIDA, LLC, a foreign limited liability company, whose business principal and mailing address is 110 East Broward Blvd, Suite 1700, Fort Lauderdale, FL 33301 (the “Consultant”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and Consultant acknowledge and agree that they desire to be parties to the Standard Terms and Conditions agreement which sets forth the terms of services that Consultant will provide to the District prepared by Consultant and dated February 3, 2023 (the “Agreement”); and

WHEREAS, the District and Consultant desire to include certain additional provisions in the Agreement as set forth herein; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Addendum.

SECTION 2. All references to “Century Gardens at Tamiami CDD, Inc.” in the Agreement shall be deemed to refer to the District, which is a community development district established pursuant to and governed by Chapter 190, Florida Statutes, not a corporation.

SECTION 3. The Agreement is hereby supplemented with, and shall include, the following additional provisions:

Provision 1. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Consultant is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Consultant shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Consultant's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under the Agreement shall be those of Consultant, which policies of Consultant shall not conflict with District, or other government policies, rules or regulations relating to the use of Consultant's funds provided for herein. The Consultant agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. The Agreement shall not be construed as creating any joint employment relationship between the Consultant and the District and the District will not be liable for any obligation incurred by Consultant, including but not limited to unpaid minimum wages and/or overtime premiums.

Provision 2. E-Verify. The Consultant, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Consultant further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to the Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Provision 1 above, if the District has a good faith belief that the Consultant has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor of the Consultant performing work under the Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under the Agreement, the District promptly notify the Consultant and order the Consultant to immediately terminate its subcontract with the subcontractor.

Provision 3. Time for Performance. The District and Consultant agree that the Consultant will perform a "Full Reserve Study" as outlined in the Scope of Work within _____ (___) calendar days of execution of the Agreement by both parties. The District and Consultant further agree that the Consultant will perform any Additional Services, as defined in the Agreement, within a mutually agreed-upon schedule.

Provision 4. Notices.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Century Gardens at Tamiami
Community Development District**

2501A Burns Road
Palm Beach Gardens, Florida 33401
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Las Olas Square, Suite 600
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attention: Dennis Lyles, Esq.

CONTRACTOR: **Association Reserves-Florida, LLC**
110 East Broward Blvd, Suite 1700
Fort Lauderdale, FL 33301
Attention: William G. Simons, RS, President

Provision 5. Public Records.

A. Consultant shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Consultant does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Consultant or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Consultant transfers all public records to the District upon completion of the Agreement, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Consultant keeps and maintains public records upon completion of the Agreement, the Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the

District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Consultant acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Consultant, the Consultant shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Consultant acknowledges that should Consultant fail to provide the public records to the District within a reasonable time, Consultant may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONSULTANT MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**SPECIAL DISTRICT SERVICES, INC.
2501A Burns Road
Palm Beach Gardens, Florida 33410
TELEPHONE: 786-347-2711
EMAIL: GPerez@SDSINC.ORG**

Provision 6. General Insurance Requirements.

A. Consultant shall not commence performance hereunder until it has obtained all insurance required under this paragraph and such insurance has been approved by the District Manager of the District or her designee.

B. Certificates of Insurance reflecting evidence of the required insurance shall be provided to the District Manager or her designee prior to the commencement of the Agreement. Policies shall be issued by companies authorized to do business under the laws of the State of Florida.

C. Insurance shall be in force until the obligations required to be fulfilled under the terms of the Agreement are satisfied. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the term of this Agreement, then in that event, the Consultant shall furnish a renewed certificate of insurance as proof that equal and like coverage for the balance of the term of the Agreement and extension thereunder is in effect. The Consultant shall not continue to perform services pursuant to this Agreement unless all required insurance remains in full force and effect.

D. Commercial General Liability Insurance to cover liability bodily injury and property damage. Exposures to be covered: premises, operations, products/completed operations, and certain contracts. Coverage must be written on an occurrence basis, with the following limits of liability:

\$1,000,000	Combined Single Limit – each occurrence
\$1,000,000	Combined Single Limit – general aggregate
\$1,000,000	Personal Injury
\$1,000,000	Products/Completed Operations Aggregate

E. Worker’s Compensation Insurance shall be maintained during the life of the Agreement to comply with statutory limits for all employees, and in the case any work is sublet, the Consultant shall require the Subcontractors similarly to provide Worker's Compensation Insurance for all the latter’s employees unless such employees are covered by the protection afforded by the Consultant.

F. Professional Liability Insurance of \$1,000,000.00 per occurrence.

SECTION 4. The parties agree that Section 9 of the Agreement, entitled “Limitations on Use of Our Work,” is applicable to the extent that it does not conflict with applicable Florida law, including, but not limited to, Chapter 119, Florida Statutes.

SECTION 5. The parties agree that Section 12(c) of the Agreement shall not apply and that any action arising out of or relating to the Agreement may be brought within the applicable limitations periods provided under Florida law.

SECTION 6. The parties agree that Section 12(d) of the Agreement shall be amended and replaced with the following:

A. District Indemnification. To the extent allowable under applicable law (and only to the extent of limitations of liability set forth in Section 768.28, Florida Statutes), except to the extent caused by the negligence and/or reckless or willful misconduct of the Consultant, its officers, employees, agents, representatives, affiliates, consultants, and contractors, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, employees, agents, representatives, affiliates, consultants, and contractors from and against any and all liability, claims, actions, suits, demands, assessments, or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney’s fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the District and its officers, supervisors, staff, and employees. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney’s fees, that the District may hereafter incur, become responsible for, or be caused to pay our arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the Consultant, its officers, employees, agents, representatives, affiliates, consultants, and contractors. The indemnification provided for herein shall not be deemed exclusive to any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

C. Sovereign Immunity. Nothing herein shall be construed to waive or limit the District’s sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law.

SECTION 7. The parties agree that Section 12(e) of the Agreement shall be amended and replaced with the following:

The parties agree that in the event that either the District or Consultant is required to enforce the Agreement, including this Addendum, by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

SECTION 8. The parties agree that notwithstanding the provision in Section 17(d) of the Agreement, labeled “Entire Agreement,” this Addendum constitutes a part of the Agreement and is enforceable as part of the Agreement.

SECTION 9. In all other respects not specifically referenced in this Addendum, the original Agreement remains unchanged.

SECTION 10. The parties agree that the terms and provisions of this Addendum shall be effective upon execution of this Addendum by both parties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written below.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

Gloria Perez, District Manager
(per Motion of the Board of Supervisors)

_____ day of _____, 2023

WITNESSES:

CONSULTANT:

**ASSOCIATION RESERVES-FLORIDA,
LLC, a foreign limited liability company**

[PRINT NAME OF WITNESS]

William G. Simons
President
Florida/Southeast Regional Office

_____ day of _____, 2023

[PRINT NAME OF WITNESS]

Serving Florida & the Southeast USA
110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel: (954) 210-7925
Fax: (954) 210-7926
www.reservestudy.com



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Nevada
North Carolina
Texas
Washington

February 3, 2023

Proposal #47514-0

Century Gardens at Tamiami CDD, Inc.
c/o Julia Barrios
Castle Group, Inc.
15080 SW 116th Terrace
Miami, FL 33196

Subject: Reserve Study Proposal

Dear Julia,

Thank you for requesting a Reserve Study proposal from Association Reserves. It would be our privilege to serve as your Reserves planning partner! We recognize that you have a choice of Reserve Study providers and want to make sure you understand the many benefits of working with our company. To that end, we have prepared this proposal document which clearly defines the process and scope of work of our Reserve Studies, provides background about our firm and key employees, and even includes answers to many Frequently Asked Questions.

We have also enclosed the Standard Terms and Conditions which sets forth the terms of the services that Association Reserves-Florida, LLC ("Association Reserves", "us", "our" or "we") will provide to **Century Gardens at Tamiami CDD, Inc.** ("Client", "you" or "your").

When you're ready for the next step, simply follow the instructions listed in the last section, "Schedule, Terms and Fees." Our office will then contact you regarding the next steps in the process, such as scheduling the site inspection, obtaining required background information, etc. Please don't hesitate to contact us if you have any questions or concerns or would like any additional information. We hope to hear from you soon!

Sincerely,

Will Simons, RS
President
Florida/Southeast Regional Office



Introduction to Reserve Studies

What's a Reserve Study?

A Reserve Study is a document used by community associations (or any other type of common interest real estate development) to help determine the relative strength of its existing financial Reserve funds, and to provide forecasts and recommended funding plans for major repair, replacement, or restoration projects over a long period of time.



Are Reserve Studies really that important?

Absolutely. It's fairly easy to plan and prepare for recurring costs like management fees, insurance premiums, landscaping contracts, and utilities, but what about the projects and expenses that DON'T happen every year? That's our specialty...identifying and forecasting those projects that are *certain* to occur, but are often overlooked or underestimated. There's no question that setting aside Reserve funds over a long period of time is the simplest, most cost-effective, and most responsible way to plan for major projects.

The work will need to be done; it's up to the property and its representatives to plan accordingly. Without adequate Reserves, properties will have to make a tough decision: take out costly loans? Push for recurring special assessments? Or worst, accept a drop in property values due to deteriorating conditions and deferred maintenance? A current, reliable Reserve Study is the first step toward long-term financial strength for every property. Without one, property owners and stakeholders will be misinformed, underprepared, and left exposed to serious financial consequences. A current, reliable Reserve Study is a hallmark of well-managed properties, and an important part of a Board of Directors' fiduciary duty to act in the best interest of their ownership.

What components are included in a Reserve Study?

The National Reserve Study Standards specify the following criteria for inclusion in a Reserve Study:

- Must be the property's responsibility.
- Must have a limited Useful Life (UL)
- Must have a predictable Remaining Useful Life (RUL)
- Must be above a certain "threshold cost"

Our studies typically include funding for projects such as: roof replacement, painting/waterproofing, pavement sealing and resurfacing, elevator modernization, balcony and deck sealing and restoration, major mechanical systems (HVAC, fire alarm, hot water, etc.), major pool and spa expenses, interior/amenity area remodeling, and many more. The bottom line is that every property is different, and will require a thorough inspection to determine what belongs in your study. State requirements vary on what types of projects should be addressed through Reserves (and therefore included in a Reserve Study). Our studies will always meet and usually exceed these requirements, ensuring that our clients are acting in accordance with legal requirements and sound fiduciary responsibility.

The Reserve Study Process

Our Reserve Studies are prepared in accordance with National Reserve Study Standards, established in 1998 by the Community Associations Institute. Per these standards, a Reserve Study engagement generally consists of the following:

1. Component Inventory & Condition Assessment

The component inventory is the task of selecting and quantifying Reserve components. This task can be accomplished through on-site visual observations, review of property design and organizational documents, a review of established precedents, and discussion with appropriate representative(s) of the Client. The condition assessment is “the task of evaluating the current condition of the component based on observed or reported characteristics.” As part of our inspection, we review any available building documents including site plans, building plans, fire alarm inspection records, equipment schedules and any other data that may be informative regarding component details, project history or expectations for upcoming work. We then measure/quantify, inspect and document all areas or components to be included.

→ For Update, With Site Visit (Level 2) Reserve Studies, the component inventory is for verification purposes only, using previously-established component quantities from a prior Reserve Study. However, the condition assessment is re-established based on current conditions. For Update, No Site Visit (Level 3) Reserve Studies, there is no physical inspection of the property. We review the component inventory and condition assessments from the most recent study, communicate with the Client about any relevant project history and updated financial information, then proceed with the Life and Valuation Estimates and Financial Analysis.



2. Life & Valuation Estimates

Our team begins by organizing and interpreting the raw data gathered during the site inspection, reviewing all measurements, notes and photographs for key details and insights. Next, we establish the component list structure, and determine the life and cost estimates for each Reserve component. Our standard procedure is to use any historical information provided to us by the Client (such as when certain projects were done, and what they cost), and to review any bids or estimates for upcoming work. We review our findings with your current vendors for their insights, and also check their input against information we've gathered working with other comparable properties in the area. We constantly consult our own internal databases, comprised of data collected from over 45,000 Reserve Studies. As a supplement, we also make use of various guidebooks, publications and manufacturer's recommendations to supplement our knowledge base. The end result is a complete, thorough set of estimates that are accurate, current, Client-specific, and generated by a qualified, independent third party.

3. Financial Analysis, Report Preparation & Delivery

Once the component list is established and we've reviewed your current annual budget and Reserve fund balance(s), we will make a determination of relative current Reserve fund strength and created a recommended funding plan covering the next 30 fiscal years, including a schedule of projected annual income and expenses.

Why should we choose Association Reserves?

Association Reserves was established in 1986 as a professional consulting firm serving community associations and other clients throughout the United States and abroad. To date, our firm has completed over **70,000** Reserve Studies and Capital Plans for properties of all types, including condominium and homeowners associations, community development districts, timeshare and resort properties, commercial facilities, worship facilities, schools and more. Over the years, our firm has been instrumental in defining and advocating the National Reserve Study Standards endorsed by the Community Associations Institute (CAI).

Each Reserve Study we provide is conducted with special consideration for the unique characteristics of the Client property, especially age, regional weather patterns, local pricing factors, and input from the Client's representatives. Our time-tested approach involves thorough research of all key factors, especially project history, projected useful life and cost data, and aesthetic standards in the local area. Our staff members earn and maintain the Reserve Specialist credential administered by the Community Associations Institute (CAI), the international authority on all aspects of community association living.

We don't take a one-size-fits-all approach to our work, because we know that every property is different, and we take the time and care to ensure our results will help you to make wise decisions regarding the long-term care of your physical and financial assets. From our first phone call to final delivery of your study, we hold ourselves to the highest standards of professionalism. We pride ourselves on delivering a first-rate product, because we know you're putting your trust in our hands.



*We're proud to announce that for **nine years in a row (2013-2021)** we have been selected as a Reader's Choice Award winner by the readers of the Florida Community Association Journal. We attribute this achievement to a combination of hard work, attention to detail and an unwavering commitment to serving our clients.*

Qualifications and Key Staff Members

All of our project staff members have college degrees and many come from construction, engineering, architecture and related backgrounds. We do not use sub-contractors—all staff members involved with your study are company employees trained specifically in the field of preparing Reserve Studies. As of 2022, over 27 staff members have earned the prestigious Reserve Specialist credential, more than any other firm in the country.



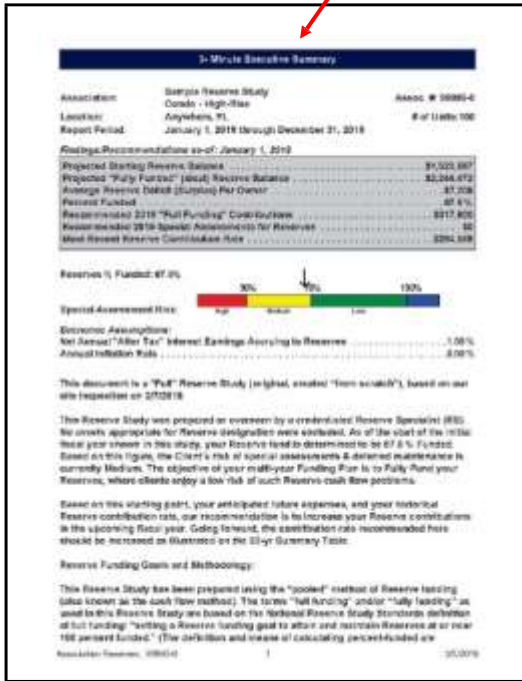
Robert M. Nordlund, PE, RS is the founder, owner and CEO of Association Reserves. Robert is a Professional Engineer, Reserve Specialist, and former board president of his own homeowners association. In addition, he is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of the Association of Professional Reserve Analysts, past President of CAI's Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States. He obtained his Bachelor's degree from the University of Washington in Mechanical Engineering, and is a member of the prestigious engineering honors society Tau Beta Pi.



Will Simons, RS is the President of our Florida regional offices. Will has completed and overseen more than 3,000 Reserve Studies for property types including residential developments, schools, historic buildings, commercial developments, country clubs, worship facilities, marinas and more. Will has earned the Reserve Specialist designation (#190) and is also a frequent author and speaker in the industry. He is a licensed Continuing Education Provider (#0005433) for Florida Community Association Managers, having designed and taught coursework related to Reserve funds and Reserve Studies. He served as the Vice President and Treasurer of his own homeowners association in South Florida, serving a community of over 600 homes and helping to oversee an annual budget of over \$1 million. Will earned a Bachelor's degree in Business Administration from the University of Southern California.

What can I expect to see in my Reserve Study?

Simple, concise summary of recommendations, with a clear, organized listing of Reserve components.



Executive Summary 03/01/14

# Component	Units (of 100)	Est. Res. (per Unit)	Reserve % (of Est.)	Total Reserve (of Est.)
Common Areas				
01 - Elevator/Shaftway System	40	12	17.00%	510.00
02 - Elevator Shaftway System	40	12	17.00%	510.00
03 - Elevator Shaftway System	40	12	17.00%	510.00
04 - Elevator Shaftway System	40	12	17.00%	510.00
05 - Elevator Shaftway System	40	12	17.00%	510.00
06 - Elevator Shaftway System	40	12	17.00%	510.00
07 - Elevator Shaftway System	40	12	17.00%	510.00
08 - Elevator Shaftway System	40	12	17.00%	510.00
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11 - Elevator Shaftway System	40	12	17.00%	510.00
12 - Elevator Shaftway System	40	12	17.00%	510.00
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100 - Elevator Shaftway System	40	12	17.00%	510.00

Large, color-coded charts and tables to illustrate long-term implications




Here's a sample of our Inventory Appendix pages. We devote a half-page summary to every single component included in your Reserve Study.

Comp #: 2343 Building Exteriors - Seal/Paint
Location: Building exteriors
Funded?: Yes
History: Per records provided, exterior building was painted in 2015 for \$250,000
Evaluation: Approximately 23,400 LF of sealants, Overall condition noted to be fair; Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including: type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Quantity: Approx 156,000 GSF

Useful Life:
7 years

Remaining Life:
4 years



Descriptive, thorough observations

Full-color photographs

Easy-to-find details

Best Case: \$ 320,000

Lower estimate to seal/repaint

Worst Case: \$ 400,000

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Association Reserves, 99995-0

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3/5/2018

What's Included with your Reserve Study?

Upon completion of the Reserve Study, the Client will receive the following:



Electronic copy: A digital version of the entire Reserve Study document is delivered by email in PDF form. We also post the completed study to a complimentary, private (password-protected) account on the Client Center of our website, where Client representatives can view and download all relevant documents.



Free Software: Enjoy a complimentary 1-year subscription to “uPlanIt,” our online Reserve Study software. uPlanIt allows Clients to consider a variety of conditions throughout the reserve budget process, forecast the potential impact on the funding plan, and test and validate their budget decisions. Whether you want to change the contribution level, adjust replacement costs, or postpone certain projects, you'll be able to foresee the outcome. Results are delivered in an assortment of insightful charts & tables. With uPlanIt, the power to control your property's physical & financial future is entirely in your hands! (More information on following page.)



Virtual Meetings/Presentations: we will gladly host a virtual meeting via Zoom to help explain the process, outcomes, and other key details found within a Reserve Study. The Reserve Study document is shown on-screen, and our staff will walk you through the document, explaining key terminology, reviewing the component list and explaining how we formulate our recommendations in a study.

Other Benefits:

Complimentary hard copy: Upon the Client's request to us, one printed and bound full-color copy is available upon request upon completion of the Reserve Study at no cost. Additional copies may be requested but will be billed in addition to the Reserve Study fee at \$100.00 each.

Revision policy: In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client's written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and at an additional cost to the Client. If approved, revisions will be billed at the rate of \$150.00/hour with a one-hour minimum.

On-Site Meeting attendance: In lieu of a virtual meeting, our staff may be available to attend meetings at the Client property. Due to our volume of requests, meeting attendance requests must be made at least 30 days prior to the actual meeting date and are subject to staff availability. Attendance fees will be billed based on actual meeting time plus “door to door” travel time for our staff at a rate of \$150.00/hour, with a one hour minimum. For properties located greater than 200 miles from our Fort Lauderdale, FL office address, additional travel costs for flight, hotel, rental car and per-diem allowances may apply. If interested in meeting attendance, please contact us directly for more specific options and costs for your property.

Enjoy Free Access to our Online Software!

(Click [here](#) for an online demo of uPlanIt)



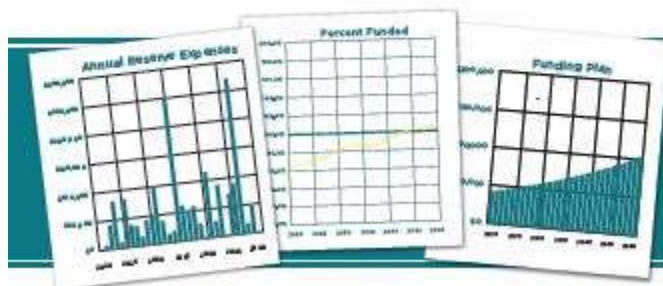
MORE ANSWERS, LESS HEADACHES



uPlanIt is a powerful interactive online tool that allows our Clients to run faster, jump higher, and leap tall buildings in a single bound!

Okay, maybe we're exaggerating a bit, but in the always stressful and often divisive Reserve budget process, uPlanIt can facilitate collaboration, build consensus and eliminate guesswork for Managers and Boardmembers.

Designed by experts and available FREE to our Clients with every professional Reserve Study engagement, uPlanIt gives instant answers to all your "what-if" Reserve funding scenarios. Whether you face "pushback" to funding Reserves, objections about the life expectancies or costs of certain projects, or outrage for a proposed special assessment, you'll be able to instantly foresee the outcome of alternative budget strategies.



Results are delivered in an assortment of insightful charts & tables. With uPlanIt, you can validate budget decisions, respond quickly and confidently to uncertainties, and prevent misunderstandings.

- Free for our professional Reserve Study clients during their budget season
- Year-to-Year (and Board-to-Board) continuity with one centralized data bank
- 24-7 access to play with the numbers during budget meetings!

References and Testimonials

You don't get to be in business for 30 years and counting without building a great reputation. Here's what some of our clients have had to say about us recently:

- *“As the owner of a fairly large property management company, I have been using Association Reserves since the firm was founded. Excellent staff, timely responses, easy to understand reports, and changing reports has never been problematic! I cannot recommend Association Reserves highly enough.”*
- *“Association Reserves provides incredible service, knowledge and professionalism.”*
- *“Until now, I had yet to see a Reserve Study whose overview so "user" friendly. Any novice may pick it up and understand the concepts behind a Reserve Study. Very impressive. To add to that, our Project Manager could not be more responsive in answering any of our questions and bending over backwards to work with us.”*
- *“I have been in this business since 1998 and not everyone understands how HOAs and Boards work. Association Reserves employees do, which makes my job easier.”*
- *“Our Board could not be more pleased with the report we have received and the manner in which the study was conducted. We highly recommend Association Reserves to prepare your Reserve Study.”*
- *“We have worked with Association Reserves for several years. This is a process which can be very cumbersome to say the least, but Association Reserves has streamlined the process and with their help it has been painless and very successful.”*
- *“Association Reserves far exceeded my expectations in terms of ease of access to our Reserve Study report on the internet, and quality of service.”*
- *“The Association Reserves representatives have been very friendly and professional and have been very responsive to our needs.”*



ASSOCIATION
RESERVES™

Planning For The Inevitable™

Standard Terms and Conditions

The following terms and conditions, the attached “Schedule & Fees”, and the attached “Deliverables” (collectively, “Agreement”) set forth the terms of the services that Association Reserves-Florida, LLC (“Association Reserves”, “us”, “our” or “we”) will provide to **Century Gardens at Tamiami CDD, Inc.** (“Client”, “you” or “your”). By accepting this Agreement, Client hereby agrees to all of the terms and conditions set forth below.

1. Professional Services

William G. Simons, RS is the President of Association Reserves-Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves-Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). Association Reserves will provide oversight and assume responsibility for all work performed. Association Reserves’ services may be performed by Association Reserves employees or contractors working for Association Reserves.

The scope of work for this Agreement includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or latent issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. Information provided to us about historical or upcoming projects, including information provided by the Client’s vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment, and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total reserve account balance(s) presented in the Reserve Study will be based upon information provided and such information is not audited by Association Reserves. Because the physical condition of the Client’s components, the Client’s reserve balance, the economic environment, and the legislative environment are subject to change, the Reserve Study is limited by such outside influences and changes. Accordingly, Association Reserves expects that after the completion of the Reserve Study, a number of adjustments may be necessary to the cost and timing of our expense projections and the funding necessary to prepare for those estimated expenses. Because Association Reserves has no control over future events or outside influences, we do not expect that all the events we anticipate for purposes of the Reserve Study will occur exactly as planned.

2. Cooperation and Information

In connection with our work, Client agrees to cooperate with us and to promptly provide, to the extent reasonably possible, all relevant information as requested. Client agrees to notify us immediately in writing if Client learns that any information provided to us is inaccurate or incomplete in any material respect. Client also agrees to continuously advise us of any material developments or facts that occur or come to its attention which might reasonably be considered to affect our work.

3. Professional Fees

Our fees and expenses are in no way contingent upon the results of our analysis, the content or conclusions in our report, the consummation of an event or transaction, or your acceptance or rejection of our opinions, reports or conclusions. Any invoice remaining unpaid for 30 days shall bear interest at the rate of 15% per annum from the date of the invoice until paid in full. We reserve the right to defer rendering further services until payment is received on past due invoices. We may suspend all work if an invoice is past due. In any event, all fees incurred to date must be paid prior to our issuance of our final report.

4. Limitation on Warranties

Association Reserves warrants that it will perform services under the Agreement in good faith, with qualified personnel in a competent and workmanlike manner in accordance with applicable industry standards. Association Reserves disclaims all other warranties, either express or implied, including, without limitation, warranties of merchantability and fitness for a particular purpose. Association Reserves does not warrant or predict results or final developments in this matter.

5. Undue Influence / Right to Withdraw

Association Reserves reserves the sole right to decide the methodology to be employed as well as the extent of review, research and other preparation to perform such analyses. If the Client or their agents attempt to influence our work,

directly or indirectly, or if we are instructed to limit work or employ methods with which we disagree, we have the absolute right to terminate work performed pursuant to this Agreement. Upon withdrawal, we will have no further obligation to perform work or to provide work product and shall be entitled to immediately receive payment for our services.

6. Confidentiality

Except as required in the performance of our services and work under this Agreement, we agree to keep confidential all information provided to us by you unless such information (a) is already known to us before disclosure by you, (b) is subsequently disclosed to us by a third party not known by us to be violating a duty of confidentiality to you, (c) becomes publicly available through no fault of ours or (d) is required by law, court order or regulatory authority or agency to be disclosed. We may also disclose information to our officers, members, employees, agents, contractors and advisors for purposes of providing our services. This Agreement may be disclosed to any court in connection with any attempt by us to enforce the terms of this Agreement, including seeking payment for services rendered to Client. Client gives Association Reserves the right to discuss this matter with attorneys, accountants, representatives, and other agents for the Client. This extends to other parties that we may designate as well as other individuals designated by Association Reserves including any colleagues of Association Reserves from whom professional information or services are sought.

7. Association Reserves' Reliance

In performing our work, we will be relying on the accuracy, reliability, and completeness of the information Client or its agents provide, including contracts, financial, and non-financial information. We will attempt to obtain and compile the data used in this engagement from reliable sources, but cannot guaranty the accuracy or completeness of third party information. In accordance with National Reserve Study Standards, information provided by Client or its agents regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the Client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals or firms.

8. Client's Reliance

Our engagement is not intended to and cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations that may exist. Client understands that we will not audit, review, compile any financial statements, forecasts or other information, and we will not express an opinion or any form of assurance on them.

9. Limitations on Use of Our Work

Any documents and work product (regardless of form) generated by Association Reserves pursuant to this engagement are the sole and exclusive property of Association Reserves. Such documents and work product are not intended for general circulation or publication, nor are they to be reproduced, copied, quoted or used for any other purpose without prior written permission from Association Reserves in each specific instance.

10. Document/Evidence Retention

It is not our practice to retain working papers, notes, or data files that have been updated or superseded. If you wish us to follow a different retention practice, please indicate your specific request(s) in writing when returning a copy of this Agreement. The working papers and other materials created by us during this engagement are our property. Association Reserves shall have no duty to retain any copies of documents provided to us for more than 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier. At the Client's expense, we will return original materials and documents supplied to us by the Client if a written request to do so is received by Association Reserves within the 90 days after the termination of this Agreement, or 90 days after the date the final Reserve Study is submitted to you, whichever is earlier.

11. Termination

Our engagement is terminable at any time upon written notice by you or by Association Reserves. Additionally, we will refuse to perform any requested act that we deem a violation of law, public policy, or our professional ethical standards, and may, as a result withdraw from the engagement without penalty. If we withdraw from this engagement, or the Client terminates our services for any reason or for no reason, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves. If we are unable to complete the engagement for any reason caused by the Client, the Client shall immediately pay Association Reserves for all services performed, and all expenses incurred by Association Reserves.

12. Limitation on Damages; Contribution and Limitation on Actions

(a) Association Reserves will not be liable to the Client for any actions, damages, claims, liabilities, costs, expenses or losses in any way arising out of or relating to the services performed under the Agreement for an aggregate amount in excess of the fees paid or owing to Association Reserves for services rendered by Association Reserves under the Agreement. In no event, will Association Reserves be liable to the Client for consequential, special, indirect, incidental, punitive or exemplary damages, costs, expenses, or losses (including, without limitation, lost profits and opportunity costs). The provisions of this Section will apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort or otherwise.

(b) In circumstances where all or any portion of the foregoing provisions of this Section are finally judicially determined to be unavailable, Association Reserves' aggregate liability for any actions, damages, claims, liabilities, costs, expenses or losses arising out of or relating to the services performed under the Agreement will not exceed an amount that is proportional to the relative fault that Association Reserves' conduct bears to all other conduct giving rise to such actions, damages, claims, liabilities, costs, expenses or losses.

(c) No action, regardless of form, arising out of or relating to this Agreement, may be brought by the Client against Association Reserves more than one year after the cause of action has accrued.

(d) To the fullest extent of the law, Client shall indemnify, defend and hold harmless Association Reserves, its officers, employees, agents, representatives, affiliates, consultants, and contractors from and against any and all losses, costs, penalties, fines, damages, claims, actions, expenses (including attorney's fees) or liabilities arising out of, resulting from, or in connection with the services contemplated by this Agreement.

(e) You agree to pay our attorneys' fees and costs incurred in the event we have to retain an attorney and/or initiate litigation to collect any unpaid balance for our services.

(f) In the event that Association Reserves is requested pursuant to subpoena, or other legal process, to provide testimony or produce its documents relating to this engagement in judicial or administrative proceedings to which Association Reserves is not a party, Client shall reimburse us at standard billing rates for our professional time and expenses, including reasonable and necessary attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s). We reserve the right to engage our own counsel to respond, resist, and/or comply with such request(s), and Client shall reimburse Association Reserves for such attorney's fees and costs incurred by Association Reserves responding, resisting, and/or complying with such request(s).

13. Force Majeure.

Association Reserves will not be liable for any delays resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.

14. Governing law.

The laws of the State of Florida shall govern the construction, interpretation and enforcement of this Agreement. You agree that venue and jurisdiction for any suit arising under this Agreement shall be exclusively in the state courts located in Broward County, Florida, to the exclusion of all other courts, federal or otherwise.

15. Waiver of Jury Trial.

EXCEPT AS PROHIBITED BY LAW, NO PARTY TO THIS AGREEMENT, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING OR COUNTERCLAIM BASED UPON, OR ARISING OUT OF THIS AGREEMENT, THE SERVICES PROVIDED HEREUNDER, THE FINANCIAL OBLIGATIONS ARISING HEREUNDER OR THE RELATIONSHIP BETWEEN ANY OF THE PARTIES TO THIS AGREEMENT.

16. Non-Waiver.

There is to be no change or waiver of any provisions of this Agreement unless the change is in writing and signed by all parties to this Agreement.

17. Miscellaneous.

(a) Communications. Association Reserves may communicate with the Client by electronic mail or otherwise transmit documents in electronic form during the course of this engagement. The Client accepts the inherent risks of these forms of communication, including the security risks of interception of or unauthorized access to such communications, the risks of corruption of such communications and the risks of viruses or other harmful devices.

(b) A facsimile or electronic copy hereof shall be considered binding and legally sufficient for all purposes. The terms of this Agreement are subject to change if not executed and returned to us within 180 days of the date of this Agreement.

(c) Independent Contractor. It is understood and agreed that each of the parties hereto is an independent contractor and that neither party is or will be considered an agent, distributor or representative of the other. Neither party will act or

represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

(d) Entire Agreement. This Agreement constitutes the entire agreement between Association Reserves and the Client with respect to this engagement and supersedes all other oral and written representations, understandings or agreements concerning the subject matter hereof.

(e) Severability. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Agreement.

18. Revision policy

In the event there is a material error or discrepancy identified within the Reserve Study, upon the Client's written request to us, we will gladly revise the study at no charge to the Client for a period of up to 60 days following our initial delivery of the completed study. The foregoing is limited to one revision of the initial completed study. Other requests for changes, or requests made greater than 60 days following our initial delivery of the study may be approved by us in our sole discretion and at an additional cost to the Client. If approved, revisions will be billed at the rate of \$150.00/hour with a one-hour minimum.

19. Proposal expiration date

Pricing shown here is valid for up to one year after the date of this proposal. After that date, Association Reserves may at its discretion honor the proposal, or reserves the right to offer a new proposal to the Client.

Scope of Work, Schedule & Fees

Scope of Work (Full Reserve Study):

A Full Reserve Study is required when the Client has no prior Reserve Study, or wishes to start “from scratch” with a completely new study. This level of service is defined by National Reserve Study Standards as an engagement during which the following five Reserve Study tasks are performed for the first time: Component Inventory, Condition Assessment (based upon on-site visual observations), Life and Valuation Estimates, Fund Status and Funding Plan.

Schedule & Next Steps:

Your Reserve Study process will begin in 2023. If you choose the “Smart Start” option listed on the following page, your inspection will be scheduled between January 1 and March 31, 2023. Otherwise, your study will be scheduled after April 1, 2023. Prior to scheduling your site inspection date, our office will request a 50% deposit of the fee, a copy of your Association’s governing documents, and will also provide Reserve Study Information Forms for you to complete. Upon receipt of the completed Forms and deposit, your Project Manager will contact you to schedule your site inspection. The Reserve Study will be delivered no later than six weeks from the date of our site inspection of the property.

Payment Terms:

Payment is required in two installments: 50% of the fee will be invoiced upon acceptance of this proposal. The remaining 50% balance will be invoiced following initial delivery of the Reserve Study. Refer to “Additional Services” in the Deliverables section of this proposal for more information.

Save money by taking advantage of our Smart Start Program!

The fact that 90+% of Community Associations have the same December 31st fiscal year-end date means that most budgets (and therefore most Reserve Studies) are prepared during the busy season of the summer and fall. So, to try and spread out our workload over the entire year, we offer a 10% discount on our fees, simply for beginning your Reserve Study earlier in the year.

Interested in getting your Reserve Study completed early in the year AND saving money? We think that’s a win-win!



Scope of Work, Schedule & Fees

Proposal Date: February 3, 2023

Client Name: Century Gardens at Tamiami CDD, Inc.

Proposal Number: 47514-0

Instructions:

Choose options below.

Full Reserve Study

\$2,421 Smart Start Fee (Includes Discount)*

\$2,690 Standard Fee

***If the Smart Start option is chosen, the Reserve Study will be completed in early 2023, and the deposit fee will be payable at that time. Please return your signed proposal as soon as possible so that we can schedule your site inspection for early 2023.**

Note: The proposal can be returned in Fall 2022 for advance scheduling; however, the signed proposal must be returned to our office no later than March 31, 2023 to receive the discounted price.

NOTE: Pricing shown here is valid for up to one year after the date of this proposal. By signing below, the person signing this agreement on behalf of Client represents and warrants that he/she has the authority to do so, and agrees to the Standard Terms and Conditions attached hereto. Signed proposals can be emailed to wsimons@reservestudy.com, or faxed to (954) 210-7926.

Approved, Accepted and Agreed to on behalf of Century Gardens at Tamiami CDD, Inc.:

Print Name:

Title:

Signature:

Date:

**FIRST AMENDMENT TO ADDENDUM
TO STANDARD TERMS AND CONDITIONS AGREEMENT**

THIS FIRST AMENDMENT TO ADDENDUM TO STANDARD TERMS AND CONDITIONS AGREEMENT (the “First Amendment”) is made and entered into this _____ day of _____, 2023, by and between:

CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida, and with offices at 2501A Burns Road, Palm Beach Gardens, Florida 33401 (the "District"),

and

ASSOCIATION RESERVES-FLORIDA, LLC, a foreign limited liability company, whose business principal and mailing address is 110 East Broward Blvd, Suite 1700, Fort Lauderdale, FL 33301 (the “Consultant”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and Consultant entered into the Standard Terms and Conditions agreement (the “Agreement”), signed February 15, 2023, and the Addendum to Standard Terms and Conditions Agreement (the “Addendum”), signed February 15, 2023; and

WHEREAS, the District and Consultant desire to amend the Addendum to revise the time for Consultant to complete the Full Reserve Study pursuant to the Agreement and Addendum; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Addendum.

SECTION 2. Provision 3 (Time for Performance) in Section 3 of the Addendum is hereby amended as follows, with deleted text struck through and added text underlined:

Provision 3. Time for Performance. The District and Consultant agree that the Consultant will perform a “Full Reserve Study” as outlined in the Scope of Work ~~within thirty (30) calendar days of execution of the Agreement by both parties~~ to be delivered to the District on or before January 15, 2024. The District and Consultant further agree that the Consultant will perform any Additional Services,

as defined in the Agreement, within a mutually agreed-upon schedule.

SECTION 3. In all other respects not specifically referenced in this First Amendment, the original Agreement and Addendum between the parties are hereby ratified, reaffirmed, and shall remain in full force and effect as provided by their own terms.

SECTION 4. The parties agree that the terms and provisions of this First Amendment shall be effective upon execution of this First Amendment by both parties.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment on the day and year written below.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT
DISTRICT**

Gloria Perez, District Manager
(per Motion of the Board of Supervisors)

_____ day of _____, 2023

WITNESSES:

CONSULTANT:

**ASSOCIATION RESERVES-FLORIDA,
LLC, a foreign limited liability company**

[PRINT NAME OF WITNESS]

William G. Simons
President
Florida/Southeast Regional Office

_____ day of _____, 2023

[PRINT NAME OF WITNESS]

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
GINGER E. WALD
JEFFERY R. LAWLEY
SCOTT C. COCHRAN
SHAWN B. MCKAMEY
ALINE O. MARCANTONIO
JOHN C. WEBBER

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER

OF COUNSEL

CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
SHIRLEY A. DELUNA
GERALD L. KNIGHT
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

February 7, 2023

VIA E-MAIL ONLY– gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services, Inc.
Kendall Office Center
8785 SW 165th Avenur, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Century Gardens at Tamiami Community Development District
Our File: 162.07235**

Dear Gloria:

This firm's current fee structure has been in place since 2007. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 42.9% increase since the year 2007 and we have not raised our fees during that time.

Ms. Gloria Perez
February 7, 2023
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Scott C. Cochran
For the Firm

SCC/jmp



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

February 16, 2023

Board of Supervisors
Century Gardens at Tamiami Community Development District
Attn: District Manager Gloria Perez
Special District Services, Inc.
2501 Burns Road
Palm Beach Gardens, FL 33410

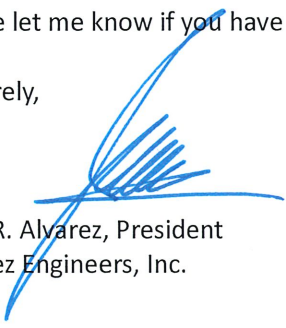
Reference: Century Gardens at Tamiami Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: gperez@sdsinc.org

Dear Board of Supervisors,

I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President
Alvarez Engineers, Inc.

Century Gardens at Tamiami CDD			
Current 2015 Rates		Proposed 2023 Rates	
Principal	\$ 200.00	Principal	\$ 220.00
Chief Engineer			
Senior Engineer	\$ 170.00	Senior Engineer	\$ 185.00
Senior Project Engineer			
Project Manager	\$ 150.00	Engineer 2	\$ 160.00
Project Engineer	\$ 130.00	Engineer 1	\$ 140.00
		Electrical Engineer	\$ 135.00
Engineer	\$ 125.00	Engineer Intern	\$ 130.00
		Senior Designer	\$ 110.00
CADD	\$ 95.00	CADD/Computer Technician	\$ 100.00
		Senior Engineering Technician	\$ 95.00
Engineering Technician	\$ 85.00	Engineering Technician	\$ 90.00
Senior Administrative	\$ 80.00	Senior Administrative	\$ 95.00
Administrative	\$ 50.00	Administrative	\$ 60.00

Staff Classification

Principal
 Senior Engineer
 Engineer 2
 Engineer 1
 Electrical Engineer
 Engineer Intern
 Senior Designer
 CADD/Computer Technician
 Senior Engineering Technician
 Engineering Technician
 Senior Administrative
 Administrative

Definition

Professional Engineer with 20+ years of post registration experience
 Professional Engineer with 10+ years of post registration experience
 Professional Engineer with 5+ years of post registration experience
 Professional Engineer with 0+ years of post registration experience
 Electrical Engineer with 2+ years of post-graduate experience
 Entry level with engineering degree; Engineering Intern License
 15+ years of design experience, non-registered
 Design and Drafting with 1+ year of experience
 5+ years of experience
 Entry level, with 0-4 years of experience
 Degreed executive assistant with 8+ years of experience
 Secretary / Clerical



5415 NW 72 Avenue
Miami, FL 33166 USA

QUOTATION

Date	2/27/2023
Quote #	8935

Name / Address			Ship To		
Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196			Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196 ATTN: Julia 305-793-2273		

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	2/27/2023	ALEX		

Qty	Item	Description	Price E...	Total
15	UBA-150-COL...	Premium free standing aluminum umbrella base with roller wheels, 150 lb., concrete filled. 27" Dia	819.25	12,288.75T

<p>ALL ROBERTS ORDERS ARE CUSTOM MADE.No returns or exchange on any order after has been started. We cannot guaranteed exact color matching on any agreed color. 3%-5% color tolerance is acceptable by the customer.</p>	Subtotal	\$12,288.75
	Sales Tax (0.0%)	\$0.00
	Total	\$12,288.75

MADE IN THE USA	Phone #	Fax #	E-mail	Web Site
	305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com







5415 NW 72 Avenue
Miami, FL 33166 USA

QUOTATION

Date	2/27/2023
Quote #	8933

Name / Address	Ship To
Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196	Gardens by the Hammocks Club House 15080 SW 116 Terrace MIAMI, FL 33196 ATTN: Julia 305-793-2273

P.O. No.	Terms	Due Date	Rep	FOB	Ship Via
	50% Bal. C.O.D	2/27/2023	ALEX		

Qty	Item	Description	Price E...	Total
38	REP-SLG-CHLG	Chaise Lounge two piece sling, 23.5" wide sling, Double-Fold Hem, Aruvo® Thread Bonded Stitch.	170.00	6,460.00T
8	REP-SLG-CH	Sitting Chair One piece sling, 23.5" wide sling, standard height back 44", Double-Fold Hem, Aruvo® Thread Bonded Stitch.	84.185	673.48T
5	REP-SLG-BIN	Litter Bin New Sling with Double-Fold Hem, Aruvo® Thread Bonded Stitch.	141.25	706.25T
2	FREIGHT MIA2	Miami Assisted Delivery Service from and to the pool deck, ground level. Do not include set-up or installation.	339.00	678.00T
	* Approval Rep...	By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. We appreciate your patience and loyalty as we all navigate through these uncharted times. Approximate lead times are 2-3 weeks from the receipt of signed proposal and 50% deposit. Prices are subject to change until both a signed proposal and 50% deposit are received. Selections and availability of materials may add to lead times. Balance due portion of the payment will be required for delivery SIGN QUOTE/ORDER AND RETURN BY E-MAIL. APPROVE BY: _____ PRINTED NAME: _____ DATE: _____	0.00	0.00T

ALL ROBERTS ORDERS ARE CUSTOM MADE.No returns or exchange on any order after has been started. We cannot guaranteed exact color matching on any agreed color. 3%-5% color tolerance is acceptable by the customer.	Subtotal	\$8,517.73
	Sales Tax (0.0%)	\$0.00
	Total	\$8,517.73

MADE IN THE USA	Phone #	Fax #	E-mail	Web Site
	305-885-3406	305-885-3946	robertsalum@aol.com	www.robertsaluminum.com







QUOTATION

January 19th, 2023 "A"

Gardens by the Hammocks Club
Attn.: Karla Fuentefria
15080 SW 116th Terrace
Miami, FL 33196
PH: 786-732-4145
Mobile: 786-812-4333
Email: kfuentefria@castlegroup.com

Job loc: as above

Color: **Bronze match**

Proper preparation, sanding, primer, and Perfection electrostatic paint FUTURAC:

QTY	ITEM	UNIT PRICE	EXT. PRICE
	Pool Equipment: 72' Fence and Gate x 6' high -outside only		
	By Pool: 404' Fence and Gate x 4' high		
	Restroom: 2 Regular door and frames 43" x 97" -in and out		
	Playground: 126' Fence and Gate x 5' high		\$14,300.00

Notes:

- Please consider the smell of the electrostatic paint.
- We use "Blue Tape" on the walls (that is the best option), but please note even with that, when the tape is pull off from the walls, the regular paint and the varnish will be removed, and unfortunately there is no way to stop it, and we are not responsible for those damages.
- Your company must cut 12" from the bushes to be able to paint the railings.
- Excellent coordination is needed.
- If payment is received by credit card, please be advised that 3% processing fee will be applied.

Payment:

50% in advance
50% at the end

If you agree with the scope of the project, please sign below and send it back to us by email or Fax at 305 823-9287.

Accepted by:

Date:

4201 NW 37th Avenue, Miami, FL 33142

PH: 305 420-6390

Fax: 305 823-9287

Cell: 305 761-1840

Email: electrostaticpaint@gmail.com



QUOTATION

January 19th, 2023 "C"

Gardens by the Hammocks Club
Attn.: Karla Fuentefria
15080 SW 116th Terrace
Miami, FL 33196

PH: 786-732-4145 Mobile: 786-812-4333 Email: kfuentefria@castlegroup.com

Job loc: as above

Color: **Bronze match**

Proper preparation, sanding, primer, and Perfection electrostatic paint FUTURAC:

QTY	ITEM	UNIT PRICE	EXT. PRICE
-----	------	------------	------------

All structures will be painted outside only
Window Frames around Building

By Pool:

- 2 Window frames 60" x 120"
- 2 Window frames 36" x 76"

East Side:

- 4 Window frames 36" x 76"

Main Entrance:

- 8 Window frames 36" x 76"

West Side:

- 2 Window frames 36" x 76"

\$4,600.00

Notes:

- We will do our best taking care the bushes, because they are between the window frames.
- We use "Blue Tape" on the walls (that is the best option), but please note even with that, when the tape is pull off from the walls, the regular paint and the varnish will be removed, and unfortunately there is no way to stop it, and we are not responsible for those damages.
- Screens: will not be painted, we recommend replace them.
- Excellent coordination is needed.
- If payment is received by credit card, please be advised that 3% processing fee will be applied.

Payment:

- 50% in advance
- 50% at the end

If you agree with the scope of the project, please sign below and send it by email or fax to us at 305 823-9287.

Accepted by:

Date:

4201 NW 37th Avenue, Miami, FL 33142

PH: 305 420-6390

Fax: 305 823-9287

Cell: 305 761-1840

Email: electrostaticpaint@gmail.com



QUOTATION

January 19th, 2023

"B"

Gardens by the Hammocks Club
Attn.: Karla Fuentefria
15080 SW 116th Terrace
Miami, FL 33196

PH: 786-732-4145 Mobile: 786-812-4333 Email: kfuentefria@castlegroup.com

Job loc: as above

Color: **Bronze match**

Proper preparation, sanding, primer, and Perfection electrostatic paint FUTURAC:

QTY	ITEM	UNIT PRICE	EXT. PRICE
All structures will be painted in and out			
By Pool:			
4	Window frames 36" x 120"		
1	Double door and window frames 72" x 120"		
Main Entrance:			
2	Window frames 24" x 120"		
1	Double door and window frames 72" x 120"		
West:			
1	Regular door and window frames 36" x 120"		
1	Regular door and window frames 38" x 97" -Storage room		
East:			
1	Regular door and window frames 36" x 120"		\$8,200.00

Notes:

- Please consider the smell of the electrostatic paint.
- We use "Blue Tape" on the walls (that is the best option), but please note even with that, when the tape is pull off from the walls, the regular paint and the varnish will be removed, and unfortunately there is no way to stop it, and we are not responsible for those damages.
- Excellent coordination is needed.
- If payment is received by credit card, please be advised that 3% processing fee will be applied.

Payment:

- 50% in advance
- 50% at the end

If you agree with the scope of the project, please sign below and send it by email or fax to us at 305 823-9287.

Accepted by:

Date:

4201 NW 37th Avenue, Miami, FL 33142

PH: 305 420-6390

Fax: 305 823-9287

Cell: 305 761-1840

Email: electrostaticpaint@gmail.com



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

02/10/2023
 Quote #
 104711-01-01

Parts for Gardens by the Hammocks HOA

Castle Group
 Attn: Julia Barrios
 15080 SW 116 Terrace
 Miami, FL 33196
 Phone: 786-732-4145
jbarrios01@castlegroup.com

Ship to Zip 32773

Quantity	Part #	Description	Unit Price	Amount
1	206216	GameTime - Spring Assy-Black	\$2,077.00	\$2,077.00
1	RDU	GameTime - Attachment Hardware for Dragonfly	\$91.80	\$91.80
2	8693	GameTime - Enclosed Tot Seat	\$254.00	\$508.00
4	177994	GameTime - #50 S.S.Chain 46 3/8"Lg	\$75.00	\$300.00
4	166683	GameTime - #H170 Clevis 2 1/8"Lg	\$9.59	\$38.36
1	812644	GameTime - 1/2"Pin-In Hex Bit (5/16)	\$2.56	\$2.56
4	177993	GameTime - #50 S.S.Chain 65"Lg	\$91.00	\$364.00
1	INSTALL	GameTime - Installation Services	\$2,500.00	\$2,500.00
			Sub Total	\$5,881.72
			Discount	(\$425.33)
			Freight	\$371.69
			Total	\$5,828.08

This quote was prepared by Jennifer Cassidy, Customer Service.
 For questions or to order please call - 800-432-0162 ext. 105 jenniferc@gametime.com

Payment Terms: Payment in Full with Order!

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Payment Terms: Credit Card Authorization. Please call and ask for the secure online link to pay by credit card. Note all credit card payments are subject to a 2.5% processing fee.

If you elect to pay by credit card, GameTime charges a 2.5% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card.

You have the option to pay by check, ACH or Wire without any additional fees.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 120 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

02/10/2023
 Quote #
 104711-01-01

Parts for Gardens by the Hammocks HOA

ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

SALES TAX EXEMPTION CERTIFICATE #: _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **\$5,828.08**

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Century Gardens at Tamiami Community Development District (the “District”), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, created by Ordinance No. 07-81 of the Board of County Commissioners of Miami-Dade County, Florida, enacted on June 26, 2007, and expanded by Ordinance No. 14-20 of the Board of County Commissioners of Miami-Dade County, Florida, enacted on March 4, 2014; and

WHEREAS, the Board of Supervisors of the District regularly directs the District Manager of the District to execute and accept certain documents on behalf of the District and it is customary for certain documents to be transmitted via electronic means endorsed with electronic signatures; and

WHEREAS, consistent with Chapter 688, Florida Statutes, the District is responsible for adopting and implementing control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of business transactions conducted using electronic commerce; and

WHEREAS, the District Board of Supervisors finds that it is in the best interest of the District to enact a policy pertaining to the use and receipt of electronic signatures.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the District Board of Supervisors.

Section 2. The Board of Supervisors of the Century Gardens at Tamiami Community Development District hereby establishes and adopts the “Electronic Signature Policy,” as follows:

ELECTRONIC SIGNATURE POLICY

PURPOSE: The purpose of this policy is to establish and identify the criteria and requirements for the use and validation of electronic signatures on documents on behalf of and for District business in accordance with Chapter 688, Florida Statutes, the “Electronic Signature Act”.

DEFINITIONS: For purposes of this policy:

Electronic means technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities.

Electronic record means a record created, generated, sent, communicated, received, or stored by electronic means.

Electronic signature means any letters, characters, or symbols, manifested by electronic or similar means, or logically associated with a record and that is executed or adopted with the intent to sign the record.

Electronic transaction means a transaction that is conducted or performed, in whole or in part, by electronic means or electronic records.

Record means information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in perceivable form.

POLICY: This policy applies to any Electronic transaction that is a replacement for or complement to handwritten signatures on any record of or for the District, including, but not limited to, contracts, agreements, official minutes, bids, proposals, and resolutions. Any Electronic record or Electronic signature may not be denied legal effect or enforceability solely because the record or signature is in electronic form. This policy does not limit the District’s right or option to require original signatures or Records in a non-electronic format as the District deems necessary or as required by applicable policies, laws, or regulations.

PROCEDURE: When a document containing an Electronic signature is signed, transmitted, and received the following requirements must be met:

1. The Electronic signature must establish sender/user authenticity. The electronic signing of a document by an individual must be accompanied by documentation that shows that the signer is the individual signing the document and the individual that has the authority to bind the entity entering into an agreement or contract with the District.

2. If a document has been modified or changed, the prior Electronic signature is invalid and said document requires another Electronic signature or shall be signed by hand. This is to prevent any issue that a document has been changed after it is signed.

3. The District Manager, or his or her designee, has the authority and responsibility for approval of any Electronic signature method utilized and shall be responsible for the implementation of control processes and procedures to ensure adequate integrity, security, confidentiality, and auditability of District business transactions conducted using Electronic methods.

4. The Electronic signature shall include the entire name of the individual and shall be located on or near the signature block on the document being electronically signed.

5. The date of the Electronic signature must be captured, stored, and available for retrieval for the required retention period of the document executed.

6. The Electronic record must be transmitted to all parties in a format acceptable to the District Manager, or his or her designee.

Section 3. The District Manager is hereby directed to take all actions necessary and consistent with the intent of this Resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 5. If any clause, section, or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. The Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF April, 2023.

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair

RESOLUTION NO. 2023-02

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".

WHEREAS, on JUNE 30, 2022, the Board of Supervisors adopted Resolution No. 2022-04 and now wishes to amend said Resolution by removing the March 9th, 2023 and the May 11th, 2023 meetings dates and adding two (2) additional meeting dates; April 13th, 2023 and June 15th, 2023, to the fiscal year 2022/2023 meeting schedule.

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 regular meeting schedule for fiscal year 2022/2023 setting the time and location of said district meetings approved on JUNE 30, 2022 is hereby amended as indicated on attached "Exhibit A" and is hereby approved and 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 13TH day of APRIL, 2023.

ATTEST:

CENTURY GARDENS AT TAMIAMI

COMMUNITY DEVELOPMENT DISTRICT

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
REVISED 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 SW 116th Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

April 13, 2023
June 15, 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.centurygardentamiamicdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 04/03/23

RESOLUTION NO. 2023-03

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 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 15, 2023 at 6:15 p.m. in the Garden by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 13th day of April, 2023.

ATTEST:

**CENTURY GARDENS AT TAMIAMI
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Century Gardens At Tamiami Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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PROPOSED BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Administrative Assessments	53,416
Maintenance Assessments	41,383
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	\$ 1,656,898
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	15,000
Park Maintenance & Equipment	8,000
Street/Roadway & Stormwater System Maintenance	5,000
Irrigation System Pump Station Maintenance	2,400
FPL Power	1,800
Field Operation Management	1,200
General Maintenance/Contingency	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 38,900
TOTAL CLUBHOUSE EXPENDITURES	\$ 423,483
ADMINISTRATIVE ASSESSMENTS	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	34,116
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fees	1,300
Insurance	8,000
Legal Advertisements	850
Miscellaneous	800
Postage	500
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	17,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 96,931
TOTAL EXPENDITURES	\$ 559,314
EXCESS/ (SHORTFALL)	\$ 1,097,584
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	\$ (46,984)
County Appraiser & Tax Collector Fee	(33,128)
Discounts For Early Payments	(66,257)
NET EXCESS/ (SHORTFALL)	\$ (146,369)
Carryover From Prior Year (Operating)	46,240
Carryover From Prior Year (Clubhouse)	100,129
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	53,237	51,305	53,416	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	44,574	43,511	41,383	Expenditures/.94
Clubhouse Assessments	343,995	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	431,585	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,907	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	42,452	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	305,686	305,685	305,685	Payment To Trustee/.94
Other Revenue	74	0	0	Other Revenue
Other Revenue - Clubhouse	3,245	0	0	
Interest Income	78	480	480	Interest Estimated At \$40 Per Month
TOTAL REVENUES	\$ 1,662,833	\$ 1,656,915	\$ 1,656,898	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering - Annual Report/Inspections	3,005	3,500	3,500	No Change From 2022/2023 Budget
Park Landscaping Maintenance (Includes Mulch)	13,900	15,000	15,000	No Change From 2022/2023 Budget
Park Maintenance & Equipment	0	8,000	8,000	No Change From 2022/2023 Budget
Street/Roadway & Stormwater System Maintenance	0	6,000	5,000	\$1,000 Decrease From 2022/2023 Budget
Irrigation System Pump Station Maintenance	0	2,400	2,400	No Change From 2022/2023 Budget
FPL Power	0	1,800	1,800	No Change From 2022/2023 Budget
Field Operation Management	1,200	1,200	1,200	No Change From 2022/2023 Budget
General Maintenance/Contingency	0	3,000	2,000	\$1,000 Decrease From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 18,105	\$ 40,900	\$ 38,900	
TOTAL CLUBHOUSE EXPENDITURES	\$ 247,666	\$ 410,650	\$ 423,483	
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	32,172	33,132	34,116	CPI Adjustments (Capped At 3%)
Legal	12,308	13,000	14,000	\$1,000 Increase From 2022/2023 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,400	6,000	6,000	No Change From 2022/2023 Budget
Arbitrage Rebate Fees	1,300	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	6,562	7,000	8,000	Insurance Estimate
Legal Advertisements	533	850	850	No Change From 2022/2023 Budget
Miscellaneous	517	900	800	\$100 Decrease From 2022/2023 Budget
Postage	454	400	500	\$100 Increase From 2022/2023 Budget
Office Supplies	956	675	675	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	15,959	16,000	17,000	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 2022/2023 Budget
Administrative Contingency	0	1,200	1,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 87,236	\$ 93,147	\$ 96,931	
TOTAL EXPENDITURES	\$ 353,007	\$ 544,697	\$ 559,314	
EXCESS/ (SHORTFALL)	\$ 1,309,826	\$ 1,112,218	\$ 1,097,584	
Bond Payments (Series 2014 - Expansion Units)	(411,426)	(405,688)	(405,688)	2024 Principal & Interest Payments
Bond Payments (Series 2016 - Original Units)	(417,452)	(411,631)	(411,631)	2024 Principal & Interest Payments
Bond Payments (Series 2017 - Townhomes)	(40,470)	(39,905)	(39,905)	2024 Principal & Interest Payments
Bond Payments (Series 2018 - Clubhouse)	(291,407)	(287,344)	(287,344)	2024 Principal & Interest Payments
BALANCE	\$ 149,071	\$ (32,350)	\$ (46,984)	
County Appraiser & Tax Collector Fee	(15,979)	(33,129)	(33,128)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,484)	(66,257)	(66,257)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 71,608	\$ (131,736)	\$ (146,369)	
Carryover From Prior Year (Operating)	0	44,440	46,240	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	87,296	100,129	Carryover From Prior Year (Clubhouse)
NET EXCESS/ (SHORTFALL)	\$ 71,608	\$ -	\$ -	

DETAILED PROPOSED EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 ACTUAL THROUGH MARCH 2023	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	724	320	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	2,541	990	6,000	6,000	Gym Equipment Maintenance
Telephone, Cable & Internet Service	3,203	973	3,800	3,800	No Change From 2022/2023 Budget
FPL Power	12,076	6,582	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	31,061	0	28,000	30,000	General Maintenance & Repairs
Insurance - Property/Casualty/Liability	14,078	16,423	17,000	20,000	Insurance - Property/Casualty/Liability
Irrigation Repairs & Maintenance	0	3,255	2,000	2,000	No Change From 2022/2023 Budget
Janitorial Services & Supplies	14,911	6,219	25,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	25,980	10,503	31,000	31,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,402	5,584	13,500	15,000	Management Fees (Castle)
Office & Kitchen Supplies	377	243	1,800	1,800	No Change From 2022/2023 Budget
Payroll - Club Staff	67,579	23,124	80,000	85,000	\$5,000 Increase From 2022/2023 Budget
Payroll - Club Staff Health Insurance	4,635	1,782	6,000	8,000	\$2,000 Increase From 2022/2023 Budget
Pest Control - Interior & Exterior	900	75	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	23,161	13,919	30,000	30,000	Pool & Spa Maintenance
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	5,000	5,000	Property Taxes
Water & Sewer	3,495	2,025	4,200	4,500	Water & Sewer
Computer Services	317	96	2,000	2,000	No Change From 2021/2022 Budget
Security	21,555	160	30,000	30,000	Security
Oversight & Financial Management	6,000	3,000	6,000	6,000	Oversight & Financial Management
Contingency	1,671	1,288	25,000	30,000	Contingency
Roof On Pool Room Project	0	0	35,400	15,000	Roof On Pool Room
Electrostatic Paint - Fences & Doors Project	0	0	19,500	0	Line Item Eliminated
Camera System Maintenance	0	0	3,000	3,000	Camera System Maintenance
Clubhouse Front Landscaping Lights Project	0	0	15,000	0	Line Item Eliminated
Clubhouse Pool & Spa Diamond Brite Project	0	0	0	43,333	Three Year Project (First Year)
Clubhouse & Mail Hut Roof Replacement Reserve	0	0	0	5,600	Eighteen Year Project (First Year)
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 247,666	\$ 96,561	\$ 410,650	\$ 423,483	
Carryover From Prior Year	0	0	87,296	100,129	Carryover From Prior Year
TOTAL CLUB OPERATIONS & MAINTENANCE EXPENDITURES					
Operating Expenditures	247,666	96,561	323,354	323,354	\$726.64 Per Year * 445 Units = \$323,354
					Assessment Including Discounts & Fees (\$726.64/.94 =
					\$773.02 Per Year * 445 Units = \$343,994)

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,032	25	100	Projected Interest For 2023/2024
NAV Tax Collection	411,426	405,688	405,688	Maximum Debt Service Collection
Total Revenues	\$ 413,458	\$ 405,713	\$ 405,788	
EXPENDITURES				
Principal Payments	130,000	135,000	140,000	Principal Payment Due In 2024
Interest Payments	268,350	260,750	255,350	Interest Payments Due In 2024
Bond Redemption	0	\$ 9,963	\$ 10,438	Estimated Excess Debt Collections
Total Expenditures	\$ 398,350	\$ 405,713	\$ 405,788	
Excess/ (Shortfall)	\$ 15,108	\$ -	\$ -	

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 1-1-23 = \$5,260,000 Section Of District Obligated To Pay Series 2014 Bonds:
Expansion Units

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	21	25	100	Projected Interest For 2023/2024
NAV Tax Collection	417,452	411,631	411,631	Maximum Debt Service Collection
Total Revenues	\$ 417,473	\$ 411,656	\$ 411,731	
EXPENDITURES				
Principal Payments	230,000	230,000	245,000	Principal Payment Due In 2024
Interest Payments	181,313	178,725	166,200	Interest Payments Due In 2024
Bond Redemption	0	2,931	531	Estimated Excess Debt Collections
Total Expenditures	\$ 411,313	\$ 411,656	\$ 411,731	
Excess/ (Shortfall)	\$ 6,160	\$ -	\$ -	

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 1-1-23 =	\$4,575,000	Section Of District Obligated To Pay Series 2016 Bonds:	
		Original Units	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2017) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	195	25	100	Projected Interest For 2023/2024
NAV Tax Collection	40,470	39,905	39,905	Maximum Debt Service Collection
Total Revenues	\$ 40,665	\$ 39,930	\$ 40,005	
EXPENDITURES				
Principal Payments	13,000	14,000	14,000	Principal Payment Due In 2024
Interest Payments	26,313	25,655	25,183	Interest Payments Due In 2024
Bond Redemption	0	275	822	Estimated Excess Debt Collections
Total Expenditures	\$ 39,313	\$ 39,930	\$ 40,005	
Excess/ (Shortfall)	\$ 1,352	\$ -	\$ -	

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 1-1-23 =	\$588,000	Section Of District Obligated To Pay Series 2017 Bonds:	Tract B Townhomes

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	1,622	25	100	Projected Interest For 2023/2024
NAV Tax Collection	291,407	287,344	287,344	Maximum Debt Service Collection
Total Revenues	\$ 293,029	\$ 287,369	\$ 287,444	
EXPENDITURES				
Principal Payments	95,000	105,000	105,000	Principal Payment Due In 2024
Interest Payments	186,069	181,644	178,494	Interest Payments Due In 2024
Bond Redemption	0	725	3,950	Estimated Excess Debt Collections
Total Expenditures	\$ 281,069	\$ 287,369	\$ 287,444	
Excess/ (Shortfall)	\$ 11,960	\$ -	\$ -	

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 1-1-23 =	\$4,470,000	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 2019/2020 Assessment Before Discount*		Fiscal Year 2020/2021 Assessment Before Discount*		Fiscal Year 2021/2022 Assessment Before Discount*		Fiscal Year 2022/2023 Assessment Before Discount*		Fiscal Year 2023/2024 Projected Assessment Before Discount*
<u>Original Units</u>									
Administrative Assessment For 22' Townhomes	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For 22' Townhomes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
<u>Debt Assessment For 22' Townhomes</u>	\$ 719.47	\$	719.47	\$	719.47	\$	719.47	\$	719.47
Total	\$ 826.06	\$	826.01	\$	825.94	\$	825.90	\$	825.88
<u>30' Townhomes</u>									
Administrative Assessment For 30' Townhomes	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For 30' Townhomes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
<u>Debt Assessment For 30' Townhomes</u>	\$ 873.67	\$	873.67	\$	873.67	\$	873.67	\$	873.67
Total	\$ 980.26	\$	980.21	\$	980.14	\$	980.10	\$	980.08
<u>Single Family Homes</u>									
Administrative Assessment For Single Family Homes	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For Single Family Homes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
<u>Debt Assessment For Single Family Homes</u>	\$ 1,284.79	\$	1,284.79	\$	1,284.79	\$	1,284.79	\$	1,284.79
Total	\$ 1,391.38	\$	1,391.33	\$	1,391.26	\$	1,391.22	\$	1,391.20
<u>Expansion Area Units</u>									
Administrative Assessment For Villas	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For Villas	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
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
<u>Debt Assessment For Villas</u>	\$ 744.68	\$	744.68	\$	744.68	\$	744.68	\$	744.68
Total	\$ 2,311.23	\$	2,311.18	\$	2,311.11	\$	2,311.07	\$	2,311.05
<u>Townhomes</u>									
Administrative Assessment For Townhomes	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For Townhomes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
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
<u>Debt Assessment For Townhomes</u>	\$ 944.68	\$	944.68	\$	944.68	\$	944.68	\$	944.68
Total	\$ 2,511.23	\$	2,511.18	\$	2,511.11	\$	2,511.07	\$	2,511.05
<u>Single Family Homes</u>									
Administrative Assessment For Single Family Homes	\$ 54.59	\$	53.52	\$	56.44	\$	57.59	\$	59.96
Maintenance Assessment For Single Family Homes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
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
<u>Debt Assessment For Single Family Homes</u>	\$ 1,595.75	\$	1,595.75	\$	1,595.75	\$	1,595.75	\$	1,595.75
Total	\$ 3,162.30	\$	3,162.25	\$	3,162.18	\$	3,162.14	\$	3,162.12
<u>Tract B Townhomes</u>									
Administrative Assessment For Tract B Townhomes	\$ 88.00	\$	86.93	\$	89.85	\$	91.00	\$	93.37
Maintenance Assessment For Tract B Townhomes	\$ 52.00	\$	53.02	\$	50.03	\$	48.84	\$	46.45
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
<u>Debt Assessment For Tract B Townhomes</u>	\$ 903.25	\$	903.25	\$	903.25	\$	903.25	\$	903.25
Total	\$ 2,503.21	\$	2,503.16	\$	2,503.09	\$	2,503.05	\$	2,503.03

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

Community Information

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

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

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2022 through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Clubhouse Expenditures					
01-1602 · CH-Alarm Monitoring					
	10/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 11/12/22-12/11/22	65.32
	11/24/2022	402848696	ADT US Holdings Inc	acct# 402848696 12/12/22-1/11/23	123.19
	01/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 2/12/23-3/11/23	66.32
	02/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 3/12/23-4/11/23	65.32
	03/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 4/12/23-5/11/23	61.05
Total 01-1602 · CH-Alarm Monitoring					381.20
01-1605 · CH-Gym(Circt Training)equip mnt					
	10/20/2022	53522	Fitness Solution Inc.	routine preventitive maintenance	125.00
	01/06/2023	54498	Fitness Solution Inc.	routine preventitive maintenance	125.00
	01/16/2023	54621	Fitness Solution Inc.	upholstery on equipment	740.37
Total 01-1605 · CH-Gym(Circt Training)equip mnt					990.37
01-1606 · CH-Cable & Internet					
	11/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 11/29/22-12/28/22	236.58
	12/25/2022	8495600625883659	Comcast	acct# 8495600625883659 service 12/29/22-01/28/23	245.16
	01/25/2023	8495600625883659	Comcast	acct# 8495600625883659 service 01/29/23-02/28/23	245.38
	02/25/2023	8495600625883659	Comcast	acct# 8495600625883659 service 02/28/23-03/28/23	245.39
	03/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/29/23-04/28/23	245.39
Total 01-1606 · CH-Cable & Internet					1,217.90
01-1608 · CH-Electricity					
	10/06/2022	07534-90226 1022	FPL	acct# 07534-90226 (09/07/21 - 10/06/22)	935.64
	11/04/2022	07534-90226 1122	FPL	acct# 07534-90226 (10/06/21 - 11/04/22)	1,138.05
	12/06/2022	07534-90226 1222	FPL	acct# 07534-90226 (11/04/21 - 12/06/22)	1,263.80
	01/06/2023	07534-90226	FPL	acct# 07534-90226 (12/06/21 - 01/06/23)	1,199.11
	02/06/2023	07534-90226 0223	FPL	acct# 07534-90226 (01/06/23 - 02/06/23)	1,022.16
	03/07/2023	07534-90226 0323	FPL	acct# 07534-90226 (02/06/23 - 03/07/23)	1,023.01
Total 01-1608 · CH-Electricity					6,581.77
01-1609 · CH-Insurance (Prop & Liab)					
	10/01/2022	16676	Egis Insurance & Risk Advisors	policy # 100122024 10/1/22-10/1/23	16,423.00
Total 01-1609 · CH-Insurance (Prop & Liab)					16,423.00
01-1613 · CH-Janitorial Services/Supplies					
	10/01/2022	100122-HG	Great Cleaning Corp.	cleaning service October 2022	900.00
	10/07/2022	010-22	Great Cleaning Corp.	janitorial supplies	58.84
	10/27/2022	1F9R-GWGK-X996	Amazon Capital Services	6 soap dispensers for bathrooms	176.94
	11/01/2022	110122-HG	Great Cleaning Corp.	cleaning service November 2022	900.00
	11/23/2022	011-22	Great Cleaning Corp.	Supplies November	43.74
	12/01/2022	120122-HG	Great Cleaning Corp.	cleaning service December 2022	900.00
	12/15/2022	012-22	Great Cleaning Corp.	cleaning supplies December 2022	143.00

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2022 through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	12/21/2022	17Q7-3NXW-VGF1	Amazon Capital Services	toner, purell, and water filter	169.00
	01/01/2023	010123-HG	Great Cleaning Corp.	cleaning service January 2023	1,300.00
	01/30/2023	001-23	Great Cleaning Corp.	cleaning supplies January 2023	185.87
	02/01/2023	020123-HG	Great Cleaning Corp.	cleaning February 2023	1,300.00
	02/27/2023	001-23	Great Cleaning Corp.	cleaning supplies February 2023	141.67
Total 01-1613 · CH-Janitorial Services/Supplies					<u>6,219.06</u>
01-1615 · CH-Landscape Mnt (mulch-plants)					
	10/03/2022	84027	Turf Management	lawn maintenance Oct 2022	1,141.67
	10/03/2022	84027	Turf Management	trash pick up	150.00
	11/01/2022	84078	Turf Management	lawn maintenance Nov 2022	1,212.20
	11/01/2022	84078	Turf Management	trash pick up	158.70
	12/01/2022	84121	Turf Management	lawn maintenance Dec 2022	1,212.20
	12/01/2022	84121	Turf Management	trash pick up	158.70
	01/04/2023	84170	Turf Management	lawn maintenance Jan 2023	1,212.20
	01/04/2023	84170	Turf Management	trash pick up	158.70
	01/31/2023	84212	Turf Management	mulch playground at clubhouse	787.50
	01/31/2023	84211	Turf Management	mulch common area around office and pool	2,940.00
	03/01/2023	84259	Turf Management	lawn maintenance March 2023	1,212.20
	03/01/2023	84259	Turf Management	trash pick up	158.70
Total 01-1615 · CH-Landscape Mnt (mulch-plants)					<u>10,502.77</u>
01-1617 · CH-Management fees					
	10/01/2022	MGT-100122-080	Castle Management LLC	contract management Oct 2022	1,116.83
	11/01/2022	MGT-110122-082	Castle Management LLC	contract management November 2022	1,116.83
	12/01/2022	MGT-120122-084	Castle Management LLC	management fee December 2022	1,116.83
	01/01/2023	MGT-010123-083	Castle Management LLC	management fee January 2023	1,116.83
	02/01/2023	MGT-020123-083	Castle Management LLC	contract management	1,116.83
	03/01/2023	MGT-030123-089	Castle Management LLC	contract management March 2023	1,116.83
Total 01-1617 · CH-Management fees					<u>6,700.98</u>
01-1618 · CH-Miscellaneous Expenses					
	11/01/2022	1638625	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1638625	79.11
Total 01-1618 · CH-Miscellaneous Expenses					<u>79.11</u>
01-1619 · CH-Office Supplies					
	12/31/2022	2022-1916	Special District Services, Inc.	meeting books - November 2022	28.00
	01/22/2023	1PR3-D3WW-K447	Amazon Capital Services	copy paper	37.94
	03/15/2023	1QL4-WHJP-CNFK	Amazon Capital Services	key fobs, purell wipes, binder clips	176.94
Total 01-1619 · CH-Office Supplies					<u>242.88</u>
01-1620 · CH-Payroll club staff					
	10/14/2022	PREIM10-21-22-073	Castle Management LLC	payroll 10/1/22 - 10/14/22	2,447.14
	10/28/2022	PREIM11-04-22-071	Castle Management LLC	payroll 10/15/22 - 10/28/22	2,468.24

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2022 through March 2023**

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
11/11/2022	PREIM11-18-22-072	Castle Management LLC	payroll 10/29/22 - 11/11/22	2,447.14
12/27/2022	PREIM12-16-22-071	Castle Management LLC	payroll 11/26/22 - 12/09/22	2,449.94
01/06/2023	PREIM01-13-23-058	Castle Management LLC	payroll 12/24/22 - 01-06/23	3,118.30
01/11/2023	PREIM12-30-22-071	Castle Management LLC	payroll 12/9/22 - 12/22/22	2,435.49
01/20/2023	PREIM01-27-23-071	Castle Management LLC	payroll 01/07/23-01/20/23	2,585.77
02/03/2023	PREIM02-10-23-072	Castle Management LLC	payroll 01/21/23 - 02/03/23	2,585.77
02/17/2023	PREIM02-24-23-073	Castle Management LLC	payroll 2/4/23 - 2/17/23	2,585.77
03/10/2023	PREIM03-10-23-077	Castle Management LLC	payroll 02/18/23 - 03/03/23	2,535.62
Total 01-1620 · CH-Payroll club staff				25,659.18
01-1621 · CH-Pest Control				
03/07/2023	122607	1st Solution Pest Control	treat clubhouse inside and outside perimeter	75.00
Total 01-1621 · CH-Pest Control				75.00
01-1622 · CH-Pool & Spa Maintenance				
10/01/2022	600779	American Pool Service	monthly service October 2022	1,025.00
10/05/2022	598961	American Pool Service	pool repairs	3,096.85
11/01/2022	604528	American Pool Service	monthly service November 2022	1,025.00
11/04/2022	WF-000870	Waterflow Irrigation Inc	backflow certification	300.00
11/12/2022	WF-000874	Waterflow Irrigation Inc	backflow preventer assembly	1,250.00
11/23/2022	601481	American Pool Service	pool repairs - float reservoir, chemical controller	1,947.90
12/01/2022	607387	American Pool Service	monthly service December 2022	1,025.00
12/21/2022	606271	American Pool Service	life rings and throw lines	510.10
01/01/2023	610283	American Pool Service	monthly service January 2023	1,095.00
01/20/2023	611268	American Pool Service	thermometer for spa	24.50
02/01/2023	613518	American Pool Service	service February 2023	1,095.00
02/14/2023	613603	American Pool Service	replacement of "no diving" tile	173.50
02/14/2023	611028	American Pool Service	display board for Pentair heat pump	964.10
02/17/2023	614168	American Pool Service	pool chemicals	386.95
Total 01-1622 · CH-Pool & Spa Maintenance				13,918.90
01-1626 · CH-Repairs & Maintenance				
10/18/2022	3571	Industrial Shadeports Inc	50% for replacement of shade cover	1,250.00
10/25/2022	WP-20539	Alfresco Air	AC service	340.00
11/07/2022	46078	Security Fire Prevention Inc	charging of fire extenguishers	75.00
11/14/2022	3596	Industrial Shadeports Inc	final payment for replacement of shade cover	1,250.00
01/27/2023	WP-21495	Alfresco Air	AC service	340.00
Total 01-1626 · CH-Repairs & Maintenance				3,255.00
01-1630 · CH-Water & Sewer				
12/14/2022	3456615209	Miami-Dade Water & Sewer Department	acct# 3456615209 09/07/2022 - 12/06/2022	31.67
12/19/2022	5883452839	Miami-Dade Water & Sewer Department	acct# 5883452839 09/02/2022 - 12/06/2022	1,302.64
03/15/2023	3456615209	Miami-Dade Water & Sewer Department	water	34.94

**Century Gardens at Tamiami
Clubhouse Expenditures
October 2022 through March 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	03/15/2023	5883452839	Miami-Dade Water & Sewer Department	water	655.82
Total 01-1630 · CH-Water & Sewer					<u>2,025.07</u>
01-1631 · CH-Contingency					
	02/15/2023	47514-OGA	Association Reserves - Florida, LLC	deposit for reserve study	1,210.50
Total 01-1631 · CH-Contingency					<u>1,210.50</u>
01-1632 · CH-Computer Equipment/Services					
	11/01/2022	2022-1507	NDSI Group Inc	remote monitoring quarterly	48.00
	02/01/2023	2023-1069	NDSI Group Inc	remote monitoring quarterly	48.00
Total 01-1632 · CH-Computer Equipment/Services					<u>96.00</u>
01-1633 · CH-Security					
	02/15/2023	2185	Redes Telecom LLC	service on camera	160.00
Total 01-1633 · CH-Security					<u>160.00</u>
01-1634 · CH Oversight & Financial Mgmt					
	10/31/2022	2022-1602	Special District Services, Inc.	CH - Management fee October 2022	500.00
	11/30/2022	2022-1706	Special District Services, Inc.	CH - Management fee November 2022	500.00
	12/31/2022	2022-1916	Special District Services, Inc.	CH - Management fee December 2022	500.00
	01/31/2023	2023-0003	Special District Services, Inc.	CH - Management fee January 2023	500.00
	02/28/2023	2023-0111	Special District Services, Inc.	CH - Management fee February 2023	500.00
	03/31/2023	2023-0220	Special District Services, Inc.	CH - Management fee March 2023	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					<u>3,000.00</u>
01-1639 · CH - Club Staff Health Insurance					
	10/31/2022	INS-1022-058	Castle Management LLC	insurance reimbursement	395.50
	11/30/2022	INS-1122-061	Castle Management LLC	insurance November 2022	395.50
	12/31/2022	INS-1222-061	Castle Management LLC	insurance reimbursement December 2022	395.50
	01/31/2023	INS-0123-055	Castle Management LLC	health insurance January 2023	297.50
	02/28/2023	INS-0223-059	Castle Management LLC	insurance February 2023	297.50
Total 01-1639 · CH - Club Staff Health Insurance					<u>1,781.50</u>
Total Clubhouse Expenditures					<u>100,520.19</u>