

Century Gardens At Tamiami
Community Development District

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

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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIAHI COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	51,305	54,812	54,812
Maintenance Assessments	43,511	43,517	43,517
Clubhouse O&M Assessments	343,994	343,994	343,994
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,584	431,584
Debt Assessments - Series 2016 (Original Units)	437,905	437,906	437,906
Debt Assessments - Series 2017 (Townhomes)	42,452	42,453	42,453
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,689	305,689
Other Revenues	0	0	0
Other Revenues - Clubhouse	0	4,138	4,138
Interest Income	480	15,158	15,058
TOTAL REVENUES	\$ 1,656,915	\$ 1,679,251	\$ 1,679,151
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	33,132	33,132	33,132
Legal	13,000	12,500	11,285
Assessment Roll	7,500	7,500	7,500
Audit Fees	6,000	5,600	5,600
Arbitrage Rebate Fees	1,300	1,300	650
Insurance	7,000	7,055	7,055
Legal Advertisements	850	850	490
Miscellaneous	900	900	592
Postage	400	625	611
Office Supplies	675	475	435
Dues & Subscriptions	175	175	175
Trustee Fees	16,000	16,496	16,496
Continuing Disclosure Fees	1,400	1,400	1,400
Website Management	2,000	2,000	2,000
Administrative Contingency	1,200	1,200	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 93,147	\$ 91,208	\$ 87,421
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	3,500	1,060	1,060
Park Landscaping Maintenance (Includes Mulch)	15,000	15,000	13,427
Park Maintenance	8,000	7,000	2,914
Street/Roadway & Stormwater System Maintenance	6,000	1,000	0
Irrigation System Pump Station Maintenance	2,400	1,000	0
FPL Power	1,800	0	0
Field Operation Management	1,200	1,200	1,200
General Maintenance	3,000	1,500	0
TOTAL MAINTENANCE EXPENDITURES	\$ 40,900	\$ 27,760	\$ 18,601
TOTAL CLUBHOUSE EXPENDITURES	\$ 410,650	\$ 312,197	\$ 265,945
TOTAL EXPENDITURES	\$ 544,697	\$ 431,165	\$ 371,967
REVENUES LESS EXPENDITURES	\$ 1,112,218	\$ 1,248,086	\$ 1,307,184
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,325)	(411,325)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,351)	(417,351)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,461)	(40,461)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,338)	(291,338)
BALANCE	\$ (32,350)	\$ 87,611	\$ 146,709
County Appraiser & Tax Collector Fee	(33,129)	(15,968)	(15,968)
Discounts For Early Payments	(66,257)	(61,869)	(61,869)
EXCESS/ (SHORTFALL)	\$ (131,736)	\$ 9,774	\$ 68,872
Carryover From Prior Year (Operating)	44,440	44,440	0
Carryover From Prior Year (Clubhouse)	87,296	87,296	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 141,510	\$ 68,872

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	
LESS PROJECTED CLUBHOUSE RESERVE AS OF 9/30/23	
OPERATING FUND BALANCE AS OF 9/30/23	

\$567,635
\$9,774
\$577,409
\$409,058
\$168,351

Notes

Carryover From Prior Year Of \$44,440 was used to reduce Fiscal Year 2022/2023 Assessments.
Carryover From Prior Year Of \$46,240 to be used to reduce Fiscal Year 2023/2024 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	343,994	343,994	343,994
Clubhouse - Rentals	0	2,100	2,100
Clubhouse - Key Fobs	0	878	878
Other Revenue - Clubhouse	0	1,160	1,160
Total Clubhouse Revenues	\$ 343,994	\$ 348,132	\$ 348,132
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	750	0	0
Alarm Monitoring	1,000	1,000	849
AC Maintenance/Repairs	3,000	2,000	1,360
Gym Equipment Maintenance	6,000	3,000	1,778
Telephone, Cable & Internet Service	3,800	2,800	2,472
FPL Power	15,000	12,772	12,772
General Maintenance & Repairs	28,000	10,000	6,181
Insurance - Property/Casualty/Liability	17,000	16,423	16,423
Irrigation Repairs & Maintenance	2,000	0	0
Janitorial Services & Supplies	25,000	19,000	16,482
Landscape Maintenance (Mulch & Plant Replacement)	31,000	28,000	25,824
Management Fees (Castle)	13,500	13,402	13,402
Office & Kitchen Supplies	1,800	1,800	1,483
Payroll - Club Staff	80,000	68,000	64,986
Payroll - Club Staff Health Insurance	6,000	3,567	3,567
Pest Control - Interior & Exterior	1,200	675	525
Pool & Spa Maintenance	30,000	30,000	27,279
Printing & Postage	500	0	0
Property Taxes	5,000	0	0
Water & Sewer	4,200	7,566	7,566
Computer Services	2,000	192	96
Security	30,000	9,000	7,229
Oversight & Financial Management	6,000	6,000	6,000
Contingency	25,000	20,000	12,516
Roof On Pool Room Project	35,400	10,000	0
Electrostatic Paint - Fences & Doors Project	19,500	40,000	35,800
Camera System Maintenance	3,000	2,000	1,355
Clubhouse Front Landscaping Lights Project	15,000	5,000	0
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 410,650	\$ 312,197	\$ 265,945
Clubhouse Revenues Less Expenditures	\$ (66,656)	\$ 35,935	\$ 82,187
County Appraiser & Tax Collector Fee	(6,880)	(3,321)	(3,321)
Discounts For Early Payments	(13,760)	(12,869)	(12,869)
Excess/ (Shortfall)	\$ (87,296)	\$ 19,745	\$ 65,997
Carryover From Prior Year	87,296	87,296	0
Net Excess/ (Shortfall)	\$ -	\$ 107,041	\$ 65,997

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

\$389,313
\$19,745
\$409,058

Notes

Discounts and Fees Actual Amounts Estimated As
20.8% Of Total District Discounts & Fees.
Carryover From Prior Year Of \$87,296 was used to reduce Fiscal Year 2022/2023 Assessments.
Carryover From Prior Year Of \$101,129 to be used to reduce Fiscal Year 2023/2024 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	16,862	16,862
NAV Tax Collection	405,688	411,325	411,325
Total Revenues	\$ 405,713	\$ 428,187	\$ 428,187
EXPENDITURES			
Principal Payments	135,000	135,000	135,000
Interest Payments	260,750	263,050	263,050
Bond Redemption	9,963	0	0
Total Expenditures	\$ 405,713	\$ 398,050	\$ 398,050
Net Excess/ (Shortfall)	\$ -	\$ 30,137	\$ 30,137

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

\$472,156
\$30,137
\$502,293

Notes

Reserve Fund Balance = \$102,795*. Revenue Fund Balance = \$398,017*.

Prepayment Account Balance = \$1,481*.

Revenue Fund Account Balance To Be Used To Make 11/1/23 Bond Payment Of \$265,375 -

Principal Payment: \$135,000 - Interest Payment: \$130,375.

* Approximate Amounts

Section Of District Obligated To Pay Series 2014 Bonds:

Expansion Units

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	September 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$5,260,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2016)	25	12,002	11,902
NAV Tax Collection	411,631	417,351	417,351
Total Revenues	\$ 411,656	\$ 429,353	\$ 429,253
EXPENDITURES			
Principal Payments (2016)	235,000	235,000	235,000
Interest Payments (2016)	173,200	176,138	176,138
Bond Redemption	3,456	0	0
Total Expenditures	\$ 411,656	\$ 411,138	\$ 411,138
Net Excess/ (Shortfall)	\$ -	\$ 18,215	\$ 18,115

FUND BALANCE AS OF 9/30/22	\$359,018
FY 2022/2023 ACTIVITY	\$18,215
FUND BALANCE AS OF 9/30/23	\$377,233

Notes

Reserve Fund Balance = \$213,553*. Revenue Fund Balance = \$163,276*.
 Prepayment Account Balance = \$404*.
 Revenue Fund Account Balance To Be Used To Make 11/1/23 Interest Payment Of \$85,131.
 * Approximate Amounts

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

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$4,340,000	

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2017)	25	1,793	1,743
NAV Tax Collection	39,905	40,461	40,461
Total Revenues	\$ 39,930	\$ 42,254	\$ 42,204
EXPENDITURES			
Principal Payments (2017)	14,000	13,000	13,000
Interest Payments (2017)	25,655	25,874	25,874
Bond Redemption	275	0	0
Total Expenditures	\$ 39,930	\$ 38,874	\$ 38,874
Net Excess/ (Shortfall)	\$ -	\$ 3,380	\$ 3,330

FUND BALANCE AS OF 9/30/22	\$43,241
FY 2022/2023 ACTIVITY	\$3,380
FUND BALANCE AS OF 9/30/23	\$46,621

Notes

Reserve Fund Balance = \$10,178*. Revenue Fund Balance = \$36,443*.
Revenue Fund Account Balance To Be Used To Make 12/15/23 Bond Payment Of \$26,828 -
Principal Payment: \$14,000 - Interest Payment: \$12,828.
* Approximate Amounts

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

Series 2017 Bond Information

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

Par Amount As Of 9/30/23 = \$588,000

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income (2018)	25	13,583	13,483
NAV Tax Collection	287,344	291,338	291,338
Total Revenues	\$ 287,369	\$ 304,921	\$ 304,821
EXPENDITURES			
Principal Payments (2018)	105,000	100,000	100,000
Interest Payments (2018)	181,644	183,144	183,144
Bond Redemption	725	0	0
Total Expenditures	\$ 287,369	\$ 283,144	\$ 283,144
Net Excess/ (Shortfall)	\$ -	\$ 21,777	\$ 21,677

FUND BALANCE AS OF 9/30/22	\$376,906
FY 2022/2023 ACTIVITY	\$21,777
FUND BALANCE AS OF 9/30/23	\$398,683

Notes

Reserve Fund Balance = \$144,588*. Revenue Fund Balance = \$252,095*.
Revenue Fund Account Balance To Be Used To Make 11/1/23 Bond Payment Of \$197,409 -
Principal Payment: \$110,000 - Interest Payment: \$87,409.
* Approximate Amounts

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

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.25%	November 1st
Issue Date =	September 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$4,470,000	