



**CENTURY GARDENS AT TAMAMI  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 22, 2024  
6:15 P.M.**

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

[www.centurygardenstamiamicdd.org](http://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. 116<sup>th</sup> Terrace, Miami  
Florida 33196  
**REGULAR BOARD MEETING**  
**April 22, 2024**  
**6:15 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. October 23, 2023 Regular Board Meeting.....Page 2
- G. New Business
  - 1. Consider Resolution No. 2024-01 – Approving a Proposed Budget for FY 2024/2025.....Page 7
  - 2. Discussion Regarding Potential for Parking Spaces at the Miami-Dade County Park
  - 3. Ratify and Approve American Pool Proposal to Correct Delamination WO 232751.....Page 18
  - 4. Ratify & Approve American Pool Proposal for Pool Repairs & Equipment WO 232967.....Page 19
  - 5. Ratify & Approve American Pool Proposal for Spa Repairs & Equipment WO 232970.....Page 20
  - 6. Ratify and Approve Turf Irrigation Valve Replacement Proposal.....Page 21
- H. Old Business
- I. Administrative & Operational Matters
  - 1. Consider Ratification of Clubhouse Expenditures.....Page 22
- J. Property Manager Updates
  - 1. Property Manager Report to be Distributed Under Separate Cover
- K. District Counsel Report
  - 1. District Counsel’s Memorandum Regarding Required Ethics Training and Financial Disclosure.....Page 27
  - 2. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024
  - 3. Announce the 2024 General Election and Candidate Qualifying Period - Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024
- L. Board Members Comments
- M. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CENTURY GARDENS AT TAMIAAMI COMMUNITY  
DEVELOPMENT DISTRICT - FISCAL YEAR 2023/2024  
REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in a newspaper by print in the issues of Miami Daily Business Review f/k/a Miami Review on

10/13/2023

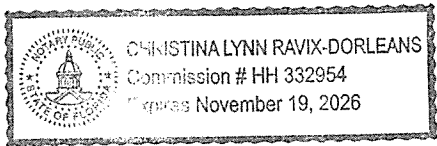
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*

Sworn to and subscribed before me this  
13 day of OCTOBER, A.D. 2023

*C. Ramirez-Dorleans*

(SEAL)  
GUILLERMO GARCIA personally known to me



**CENTURY GARDENS AT TAMIAAMI  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024  
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:

- October 23, 2023
- January 22, 2024
- April 22, 2024
- June 24, 2024
- August 26, 2024
- September 23, 2024

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 TAMIAAMI COMMUNITY DEVELOPMENT DISTRICT**

[www.centurygardentamiamicdd.org](http://www.centurygardentamiamicdd.org)  
10/13

23-61/0000688523M

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 23, 2023**

**A. CALL TO ORDER**

The October 23, 2023, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:23 p.m. in the Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116<sup>th</sup> 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* on October 13, 2023, as part of the District’s Fiscal Year 2023/2024 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, Max Riveros and Alvaro Cabrera 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 Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

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

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

**F. APPROVAL OF MINUTES**

**1. June 15, 2023, Public Hearing & Regular Board Meeting**

Mrs. Perez presented the minutes of the June 15, 2023, Public Hearing & Regular Board Meeting.

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously approving the minutes of the June 15, 2023, Public Hearing & Regular Board Meeting, as presented.

**G. NEW BUSINESS**

**1. Consider Ratification of Proposal for Turf Mulch for Playground at Clubhouse**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and passed unanimously ratifying the Turf Management proposal dated October 2, 2023, in the amount of \$1,575 to mulch the clubhouse playground.

Mrs. Perez noted that this work had been completed.

## **2. Consider Ratification of Olivfloor Clubhouse Pressure Cleaning Proposal**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and unanimously passed ratifying Olivfloor Quote 185 dated September 11, 2023, in the amount of \$3,145 for the pressure cleaning of the clubhouse and mailbox areas.

Mrs. Perez noted that this work had been completed.

## **3. Consider Ratification of American Pool Spa Proposal for Circulation Motor**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Riveros and passed unanimously ratifying the American Pool proposal dated August 22, 2023, in the amount of \$1,333.75 for replacement of the pool spa circulation motor and the required parts and labor.

Mrs. Perez noted that this work had been completed.

## **4. Consider Ratification of Change Order #1 to Electrostatic Paint Agreement**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and unanimously passed ratifying Electrostatic Paint Change Order #1 dated September 12, 2023, in the amount of \$8,700 for the painting of the pergola and four (4) pool area cabanas.

Mrs. Perez noted that this work had been completed.

## **5. Consider Ratification of Bustos Waterproofing Roof Repair Proposal**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and unanimously passed ratifying the Bustos Waterproofing Proposal WP-1091A dated August 23, 2023, in the amount of \$2,200 for the necessary roof repairs on the clubhouse roof.

Mrs. Perez noted that this work had been completed.

## **6. Consider Ratification of Turf Trimming of Palms at Park and Clubhouse**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously ratifying the Turf Management proposal dated August 22, 2023, in the amount of \$1,850 for tree and palm trimming at the park and the clubhouse as well as the removal of a dead palm at the clubhouse mailbox area.

Mrs. Perez noted that this work had been completed.

## **7. Consider Ratification of Elite Clubhouse Interior Repairs and Paint Proposal**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Javier and passed unanimously ratifying the Elite Property Services & Painting Corp. proposal in the amount of \$2,800 for all of the necessary repairs and painting in the clubhouse and the gym.

Mrs. Perez noted that this work had been completed.

**8. Consider Ratification of Robert’s Aluminum Furniture Cabanas Awning Fabric Replacement**

A **MOTION** was made by Supervisor Riveros, seconded by Supervisor Romero and passed unanimously ratifying Robert’s Aluminum Furniture Quote 9283 dated September 22, 2023, in the amount of \$4,400 (without tax) for the addition of the clubhouse as well as the removal of a dead palm at the clubhouse mailbox area.

Mrs. Perez advised that the furniture had been completed and the cabana awnings were pending completion pursuant to payment being issued.

**9. Consider District Engineer Agreement Price Increase Previously Approved on April 13, 2023**

The following information was provided by the District Engineer:

**Schedule “A”**

**Alvarez Engineers, Inc.**

**2023 Hourly Personnel Billing Rates**

<b>Principal</b> .....	\$ 220.00 / Hour
Professional Engineer with 20+ years of post-registration experience	
<b>Senior Engineer</b> .....	\$ 185.00 / Hour
Professional Engineer with 10+ years of post-registration experience	
<b>Engineer 2</b> .....	\$ 160.00 / Hour
Professional Engineer with 5+ years of post-registration experience	
<b>Engineer 1</b> .....	\$ 140.00 / Hour
Professional Engineer with 0+ years of post-registration experience	
<b>Electrical Engineer</b> .....	\$ 135.00 / Hour
Electrical Engineer with 2+ years of post-graduate experience	
<b>Engineer Intern</b> .....	\$ 130.00 / Hour
Entry level with engineering degree; Engineering Intern License	
<b>Senior Designer</b> .....	\$ 110.00 / Hour
15+ years of design experience, non-registered	
<b>CADD/Computer Technician</b> .....	\$ 100.00 / Hour
Design and Drafting with 1+ year of experience	
<b>Senior Engineering Technician</b> .....	\$ 95.00 / Hour
5+ years of experience	
<b>Engineering Technician</b> .....	\$ 90.00 / Hour
Entry level, with 0-4 years of experience	
<b>Senior Administrative</b> .....	\$ 95.00 / Hour
Degreed executive assistant with 8+ years of experience	
<b>Administrative</b> .....	\$ 60.00 / Hour
Secretary / Clerical	

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the District Engineer Agreement, as the price increase was previously approved by the Board on April 13, 2023.

**10. Consider Resolution No. 2023-08 – Adopting a Fiscal Year 2022/2023 Amended Budget**

Mrs. Perez presented Resolution No. 2023-08, entitled:

**RESOLUTION NO. 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 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, 2023. 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 Riveros, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2023-08, adopting a Fiscal Year 2022/2023 Amended Budget.

**H. OLD BUSINESS**

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

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Consider Ratification of Clubhouse Expenditures**

Presented in the meeting book were expenditures from October 2022 through September 2023 for the Board’s review.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Riveros and passed unanimously ratifying and approving the Clubhouse Expenditures, as presented.

**2. 2022 Form 1 – Statement of Financial Interests**

Mrs. Perez provided an updated on the Financial Interests Disclosure 2022 Form 1 filings and advised the Board that pursuant to the Public Ethics State of Florida website; <http://public.ethics.state.fl.us/search.cfm> all of the board members have complied with this requirement.

**J. PROPERTY MANAGER UPDATES**

Ms. Barrios provided a handout of the Property Manager Report and reviewed the same.

**K. DISTRICT COUNSEL REPORT**

**1. Update on 2023 Florida Legislative Session**

Mr. George reviewed the Memorandum for the 2023 Florida Legislative Session that was provided in the meeting materials.

## **2. Ethics Training**

Mr. George provided an overview of the Memorandum of 2023 Ethics Training Requirements.

### **L. BOARD MEMBER & STAFF CLOSING COMMENTS**

Supervisor Romero noted the issues with the lack of parking at the park. This item was noted and will be brought back to the Board once Miami-Dade County has been made aware of the situation.

### **M. 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 6:42 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



**RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 24, 2024 at 6:15 p.m. in the Garden by the Hammocks Clubhouse Meeting Room located at 15080 SW 116<sup>th</sup> Terrace, Miami, Florida 33196, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 22<sup>nd</sup> day of April, 2024.

**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 2024/2025  
October 1, 2024 - September 30, 2025**

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**PROPOSED BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	53,370
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	600
<b>TOTAL REVENUES</b>	<b>\$ 1,656,972</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	16,800
Park Maintenance & Equipment	9,000
Street/Roadway & Stormwater System Maintenance	4,000
Irrigation System Pump Station Maintenance	2,400
FPL Power	0
Field Operation Management	1,200
General Maintenance/Contingency	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 38,900</b>
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 416,709</b>
<b>ADMINISTRATIVE ASSESSMENTS</b>	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	35,136
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fees	1,300
Insurance	8,032
Legal Advertisements	2,000
Miscellaneous	775
Postage	550
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	17,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 99,158</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 554,767</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 1,102,205</b>
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)
<b>BALANCE</b>	<b>\$ (42,363)</b>
County Appraiser & Tax Collector Fee	(33,127)
Discounts For Early Payments	(66,255)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (141,745)</b>
Carryover From Prior Year (Operating)	48,390
Carryover From Prior Year (Clubhouse)	93,355
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	54,832	53,416	53,370	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	43,517	41,383	41,383	Expenditures/.94
Clubhouse Assessments	343,994	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	431,584	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,906	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	42,453	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	305,689	305,685	305,685	Payment To Trustee/.94
Other Revenue	0	0	0	Other Revenue
Other Revenue - Clubhouse	4,975	0	0	
Interest Income	19,064	480	600	Interest Estimated At \$50 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,684,014</b>	<b>\$ 1,656,898</b>	<b>\$ 1,656,972</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering - Annual Report/Inspections	1,060	3,500	3,500	No Change From 2023/2024 Budget
Park Landscaping Maintenance (Includes Mulch)	13,427	15,000	16,800	\$1,680 Increase From 2023/2024 Budget
Park Maintenance & Equipment	8,742	8,000	9,000	\$1,000 Increase From 2023/2024 Budget
Street/Roadway & Stormwater System Maintenance	8	5,000	4,000	\$1,000 Decrease From 2023/2024 Budget
Irrigation System Pump Station Maintenance	0	2,400	2,400	No Change From 2023/2024 Budget
FPL Power	0	1,800	0	Line Item Eliminated
Field Operation Management	1,200	1,200	1,200	No Change From 2023/2024 Budget
General Maintenance/Contingency	0	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 24,437</b>	<b>\$ 38,900</b>	<b>\$ 38,900</b>	
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 274,889</b>	<b>\$ 423,483</b>	<b>\$ 416,709</b>	
<b>ADMINISTRATIVE ASSESSMENTS</b>				
Supervisor Fees	0	1,500	1,500	No Change From 2023/2024 Budget
Payroll Taxes - Employer	0	115	115	Supervisor Fees * 7.65%
Management	33,132	34,116	35,136	CPI Adjustments (Capped At 3%)
Legal	11,785	14,000	14,000	No Change From 2023/2024 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,600	6,000	6,000	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fees	1,300	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	7,055	8,000	8,032	Insurance Estimate
Legal Advertisements	490	850	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	592	800	775	\$25 Decrease From 2023/2024 Budget
Postage	611	500	550	\$50 Increase From 2023/2024 Budget
Office Supplies	435	675	675	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	16,496	17,000	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 2023/2024 Budget
Administrative Contingency	0	1,000	1,000	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 88,571</b>	<b>\$ 96,931</b>	<b>\$ 99,158</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 387,897</b>	<b>\$ 559,314</b>	<b>\$ 554,767</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 1,296,117</b>	<b>\$ 1,097,584</b>	<b>\$ 1,102,205</b>	
Bond Payments (Series 2014 - Expansion Units)	(411,325)	(405,688)	(405,688)	2025 Principal & Interest Payments
Bond Payments (Series 2016 - Original Units)	(417,351)	(411,631)	(411,631)	2025 Principal & Interest Payments
Bond Payments (Series 2017 - Townhomes)	(40,461)	(39,905)	(39,905)	2025 Principal & Interest Payments
Bond Payments (Series 2018 - Clubhouse)	(291,338)	(287,344)	(287,344)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 135,642</b>	<b>\$ (46,984)</b>	<b>\$ (42,363)</b>	
County Appraiser & Tax Collector Fee	(15,968)	(33,128)	(33,127)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(61,869)	(66,257)	(66,255)	Four Percent Of Total Assessment Roll
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 57,805</b>	<b>\$ (146,369)</b>	<b>\$ (141,745)</b>	
Carryover From Prior Year (Operating)	0	46,240	48,390	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	100,129	93,355	Carryover From Prior Year (Clubhouse)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 57,805</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 ACTUAL THROUGH MARCH 2024	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	849	451	1,000	1,000	Monitoring Of Clubhouse Fire & Security Alarm Systems
A/C Maintenance/Repairs	1,360	680	3,000	3,000	A/C Maintenance/Repairs
Gym Equipment Maintenance Reserve	1,903	250	6,000	6,000	Gym Equipment Maintenance Reserve
Telephone, Cable & Internet Service	2,472	1,748	3,800	3,800	No Change From 2023/2024 Budget
FPL Power	12,772	6,082	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	11,636	6,040	30,000	30,000	General Maintenance & Repairs
Insurance - Property/Casualty/Liability	16,423	20,829	20,000	24,326	Insurance Estimate - Property/Casualty/Liability
Irrigation Repairs & Maintenance	0	647	2,000	2,000	No Change From 2023/2024 Budget
Janitorial Services & Supplies	16,482	8,593	25,000	25,000	Janitorial Services & Supplies
Landscape Maintenance (Mulch & Plant Replacement)	25,824	12,920	31,000	34,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,402	6,701	15,000	15,000	Management Fees (Castle)
Office & Kitchen Supplies	1,483	819	1,800	1,800	No Change From 2023/2024 Budget
Payroll - Club Staff	67,573	29,060	85,000	85,000	No Change From 2023/2024 Budget
Payroll - Club Staff Health Insurance	3,864	2,355	8,000	8,000	No Change From 2023/2024 Budget
Pest Control - Interior & Exterior	525	450	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	27,609	8,294	30,000	30,000	Pool & Spa Maintenance
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	5,000	1,000	Property Taxes
Water & Sewer	7,566	1,177	4,500	8,000	Water & Sewer
Computer Services	96	0	2,000	2,000	No Change From 2023/2024 Budget
Security	7,229	521	30,000	17,000	Security
Oversight & Financial Management	6,000	3,000	6,000	6,000	Oversight & Financial Management
Contingency	12,666	4,485	30,000	25,000	Contingency
Pool Equip, Room Roof Project Reserve	0	0	15,000	15,000	Pool Equip, Room Roof Project Reserve
Electrostatic Paint - Fences & Doors Project	35,800	0	0	0	Line Item Eliminated
Camera System Maintenance	1,355	0	3,000	3,000	Camera System Maintenance
Pool & Spa Diamond Brite Project Reserve	0	0	43,333	43,333	Three Year Project (Second Year)
Clubhouse & Mail Hut Roof Replacement Reserve	0	0	5,600	10,000	Eighteen Year Project (Second Year)
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ 274,889</b>	<b>\$ 115,102</b>	<b>\$ 423,483</b>	<b>\$ 416,709</b>	
Carryover From Prior Year	0	0	100,129	93,355	Carryover From Prior Year
<b>TOTAL CLUB OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>					
Operating Expenditures	274,889	115,102	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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	19,075	100	400	Projected Interest For 2024/2025
NAV Tax Collection	411,325	405,688	405,688	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 430,400</b>	<b>\$ 405,788</b>	<b>\$ 406,088</b>	
<b>EXPENDITURES</b>				
Principal Payments	135,000	140,000	150,000	Principal Payment Due In 2025
Interest Payments	263,050	255,350	249,750	Interest Payments Due In 2025
Bond Redemption	0	\$ 10,438	\$ 6,338	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 398,050</b>	<b>\$ 405,788</b>	<b>\$ 406,088</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 32,350</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1-1-24 = \$5,120,000      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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	13,614	100	400	Projected Interest For 2024/2025
NAV Tax Collection	417,351	411,631	411,631	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 430,965</b>	<b>\$ 411,731</b>	<b>\$ 412,031</b>	
<b>EXPENDITURES</b>				
Principal Payments	235,000	245,000	250,000	Principal Payment Due In 2025
Interest Payments	176,138	166,200	160,388	Interest Payments Due In 2025
Bond Redemption	0	531	1,643	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 411,138</b>	<b>\$ 411,731</b>	<b>\$ 412,031</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 19,827</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1-1-24 =	\$4,340,000	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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	1,949	100	300	Projected Interest For 2024/2025
NAV Tax Collection	40,461	39,905	39,905	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 42,410</b>	<b>\$ 40,005</b>	<b>\$ 40,205</b>	
<b>EXPENDITURES</b>				
Principal Payments	13,000	14,000	15,000	Principal Payment Due In 2025
Interest Payments	25,874	25,183	24,623	Interest Payments Due In 2025
Bond Redemption	0	822	582	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 38,874</b>	<b>\$ 40,005</b>	<b>\$ 40,205</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 3,536</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1-1-24 =	\$574,000	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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	15,239	100	400	Projected Interest For 2024/2025
NAV Tax Collection	291,338	287,344	287,344	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 306,577</b>	<b>\$ 287,444</b>	<b>\$ 287,744</b>	
<b>EXPENDITURES</b>				
Principal Payments	100,000	105,000	110,000	Principal Payment Due In 2025
Interest Payments	183,144	178,494	174,819	Interest Payments Due In 2025
Bond Redemption	0	3,950	2,925	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 283,144</b>	<b>\$ 287,444</b>	<b>\$ 287,744</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 23,433</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1-1-24 =	\$4,365,000	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 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
<u>Original Units</u>					
Administrative Assessment For 22' Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For 22' Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
<u>Debt Assessment For 22' Townhomes</u>	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47
<b>Total</b>	\$ <b>826.01</b>	\$ <b>825.94</b>	\$ <b>825.90</b>	\$ 825.88	\$ 825.82
Administrative Assessment For 30' Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For 30' Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45
<u>Debt Assessment For 30' Townhomes</u>	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67	\$ 873.67
<b>Total</b>	\$ <b>980.21</b>	\$ <b>980.14</b>	\$ <b>980.10</b>	\$ 980.08	\$ 980.02
Administrative Assessment For Single Family Homes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Single Family Homes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 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
<b>Total</b>	\$ <b>1,391.33</b>	\$ <b>1,391.26</b>	\$ <b>1,391.22</b>	\$ 1,391.20	\$ 1,391.14
<u>Expansion Area Units</u>					
Administrative Assessment For Villas	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Villas	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 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
<b>Total</b>	\$ <b>2,311.18</b>	\$ <b>2,311.11</b>	\$ <b>2,311.07</b>	\$ 2,311.05	\$ 2,310.99
Administrative Assessment For Townhomes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 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
<b>Total</b>	\$ <b>2,511.18</b>	\$ <b>2,511.11</b>	\$ <b>2,511.07</b>	\$ 2,511.05	\$ 2,510.99
Administrative Assessment For Single Family Homes	\$ 53.52	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90
Maintenance Assessment For Single Family Homes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 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
<b>Total</b>	\$ <b>3,162.25</b>	\$ <b>3,162.18</b>	\$ <b>3,162.14</b>	\$ 3,162.12	\$ 3,162.06
<u>Tract B Townhomes</u>					
Administrative Assessment For Tract B Townhomes	\$ 86.93	\$ 89.85	\$ 91.00	\$ 93.37	\$ 93.31
Maintenance Assessment For Tract B Townhomes	\$ 53.02	\$ 50.03	\$ 48.84	\$ 46.45	\$ 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
<b>Total</b>	\$ <b>2,503.16</b>	\$ <b>2,503.09</b>	\$ <b>2,503.05</b>	\$ 2,503.03	\$ 2,502.97

\* 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
<u>Tract B Townhomes (Expansion Area):</u>	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 Garden at Tamiami Comm. Dev**  
Proposed Parts and Service

Qty	Description	Price	Extended	Initial
1	Pool - Provide materials to repair One (1) delamination on the pool steps	\$125.00	\$125.00	_____
1	Labor to repair the delamination underwater	\$550.00	\$550.00	_____
AP WO 232751		<b>Tax:</b>	\$0.00	
		<b>Total:</b>	\$675.00	

Accepted:

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Neil V Gates - President

Date: \_\_\_\_\_

Monday, March 18, 2024

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



**Century Garden at Tamiami Comm. Dev**  
**Proposed Parts and Service**

Qty	Description	Price	Extended	Initial
1	Spa - Provide complete test kit	\$173.45	\$173.45	_____
9	Provide Nine (9) 1.5" aussie return fittings	\$23.70	\$213.30	_____
1	Provide One (1) escutcheon plate for handrail	\$32.10	\$32.10	_____
1	Provide VGB approved 12" x 12" main drain grate	\$194.50	\$194.50	_____
1	Provide 1.5" flowmeter	\$204.85	\$204.85	_____
1	Provide pressure gauge for the spa circulation	\$46.15	\$46.15	_____
1	Provide pressure gauge for the Pentair CC320 filter	\$51.70	\$51.70	_____
1	Provide seal, diffuser oring and sela plate gasket for the Super Flo pump	\$94.50	\$94.50	_____
1	Provide seal plate for the Super Flo pump	\$167.40	\$167.40	_____
1	Provide union for the suction side of pump - cracked	\$61.15	\$61.15	_____
1	Provide misc PVC fittings, pipe and materials to replace the pump union	\$85.00	\$85.00	_____
1	Labor to dive spa to replace main drain grate and replace the above items	\$695.00	\$695.00	_____
	**Dept of Health Items**	\$0.00	\$0.00	_____
AP WO 232967		<b>Tax:</b>	\$0.00	
		<b>Total:</b>	\$2,019.10	

Accepted:

\_\_\_\_\_  
 Owner/Agent

\_\_\_\_\_  
 Neil V Gates - President

Date: \_\_\_\_\_

Wednesday, March 27, 2024

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



**Century Garden at Tamiami Comm. Dev**  
**Proposed Parts and Service**

Qty	Description	Price	Extended	Initial
2	Pool - Provide Two (2) VGB approved 18" X 18" main drain grates	\$594.70	\$1,189.40	_____
1	Provide float resevoir for the autofill assembly	\$184.90	\$184.90	_____
1	Provide threaded nut for the static line - 3/4" at the bottom & 1/2" inside	\$35.00	\$35.00	_____
2	Provide Two (2) pressure gauge for the Pentair CC420 filter	\$51.70	\$103.40	_____
1	Provide 4" flowmeter for the pool	\$279.80	\$279.80	_____
2	Provide Two (2) pressure gauge for the pool circulation	\$46.15	\$92.30	_____
1	Labor to dive the pool to replace the main drain grates and install the above items	\$845.00	\$845.00	_____
AP WO 232970		<b>Tax:</b>	\$0.00	
		<b>Total:</b>	\$2,729.80	

Accepted:

\_\_\_\_\_  
 Owner/Agent

\_\_\_\_\_  
 Neil V Gates - President

Date: \_\_\_\_\_

Wednesday, March 27, 2024

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



**Century Gardens at Tamiami  
Clubhouse Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>Clubhouse Expenditures</b>					
<b>01-1602 · CH-Alarm Monitoring</b>					
	10/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 11/12 - 12/11/23	72.86
	11/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 12/12 - 01/11/24	90.56
	12/24/2023	402848696	ADT US Holdings Inc	acct# 402848696 01/12 - 02/11/24	71.86
	01/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 02/12 - 03/11/24	71.86
	02/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 03/12 - 04/11/24	71.86
	03/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 04/12 - 05/11/24	71.86
Total 01-1602 · CH-Alarm Monitoring					450.86
<b>01-1603 · CH-AC Maintenance</b>					
	10/17/2023	WP-24595	Alfresco Air	AC service	340.00
	01/15/2024	WP-25386	Alfresco Air	AC service	340.00
Total 01-1603 · CH-AC Maintenance					680.00
<b>01-1605 · CH-Gym(Circt Training)equip mnt</b>					
	10/03/2023	58122	Fitness Solution Inc.	routine preventative maintenance	125.00
	01/12/2024	59755	Fitness Solution Inc.	routine preventative maintenance	125.00
Total 01-1605 · CH-Gym(Circt Training)equip mnt					250.00
<b>01-1606 · CH-Cable &amp; Internet</b>					
	10/01/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 09/29/23-10/28/23	245.10
	10/26/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 10/29/23-11/28/23	255.59
	11/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 11/29/23-12/28/23	245.59
	12/25/2023	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 12/29/23-01/28/24	250.55
	01/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 01/29/24-02/28/24	250.52
	02/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 02/29/24-03/28/24	250.52
	03/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/29/24-04/28/24	250.52
Total 01-1606 · CH-Cable & Internet					1,748.39
<b>01-1608 · CH-Electricity</b>					
	10/06/2023	07534-90226 1023	FPL	acct# 07534-90226 (09/07/23 -10/06/23)	1,008.56
	11/06/2023	07534-90226 1123	FPL	acct# 07534-90226 (10/06/23 -11/06/23)	1,104.16
	12/05/2023	07534-90226 1223	FPL	acct# 07534-90226 (11/06/23 -12/05/23)	1,034.16
	01/05/2024	07534-90226	FPL	acct# 07534-90226 (12/05/23 -01/05/24)	1,109.30
	02/06/2024	07534-90226	FPL	acct# 07534-90226 (01/05/24 - 02/06/24)	956.82
	03/06/2024	07534-90226	FPL	acct# 07534-90226 (02/06/24 - 03/06/24)	868.74
Total 01-1608 · CH-Electricity					6,081.74
<b>01-1609 · CH-Insurance (Prop &amp; Liab)</b>					
	10/01/2023	19927	Egis Insurance & Risk Advisors	policy # 100123024 10/1/23-10/1/24	20,829.00
Total 01-1609 · CH-Insurance (Prop & Liab)					20,829.00



**Century Gardens at Tamiami  
Clubhouse Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1612 · CH-Irrigation repair and maint</b>					
	03/20/2024	84945	Turf Management	lawn maintenance March 2024	646.70
Total 01-1612 · CH-Irrigation repair and maint					646.70
<b>01-1613 · CH-Janitorial Services/Supplies</b>					
	10/31/2023	100123-HG	Great Cleaning Corp.	cleaning service October 2023	1,300.00
	11/01/2023	110123-HG	Great Cleaning Corp.	cleaning November 2023	1,300.00
	11/17/2023	011-53	Great Cleaning Corp.	cleaning supplies November 2023	408.72
	12/01/2023	120123-HG	Great Cleaning Corp.	cleaning December 2023	1,300.00
	01/01/2024	01012024-hg	Great Cleaning Corp.	cleaning January 2024	1,300.00
	01/28/2024	01-024	Great Cleaning Corp.	supplies January 2024	384.16
	02/01/2024	02012024-HG	Great Cleaning Corp.	cleaning February 2024	1,300.00
	03/01/2024	03012024-HG	Great Cleaning Corp.	cleaning March 2024	1,300.00
Total 01-1613 · CH-Janitorial Services/Supplies					8,592.88
<b>01-1615 · CH-Landscape Mnt (mulch-plants)</b>					
	10/02/2023	84645	Turf Management	lawn maintenance October 2023	1,212.20
	10/02/2023	84645	Turf Management	trash pick up	158.70
	11/01/2023	84692	Turf Management	lawn maintenance	1,212.20
	11/01/2023	84692	Turf Management	trash pick up	158.70
	11/04/2023	84714	Turf Management	mulching for playground at clubhouse	1,575.00
	11/22/2023	84738	Turf Management	mulching at clubhouse	3,120.00
	12/01/2023	84756	Turf Management	lawn maintenance December 2023	1,212.20
	12/01/2023	84756	Turf Management	lawn maintenance December 2023	158.70
	01/02/2024	84809	Turf Management	lawn maintenance January 2024	1,212.20
	01/02/2024	84809	Turf Management	trash pick up	158.70
	02/01/2024	84853	Turf Management	lawn maintenance February 2024	1,212.20
	02/01/2024	84853	Turf Management	trash pick up	158.70
	03/01/2024	84903	Turf Management	lawn maintenance March 2024	1,212.20
	03/01/2024	84903	Turf Management	trash pick up	158.70
Total 01-1615 · CH-Landscape Mnt (mulch-plants)					12,920.40
<b>01-1617 · CH-Management fees</b>					
	10/01/2023	MGT-100123-091	Castle Management LLC	contract management October 2023	1,116.83
	11/01/2023	MGT-110123-090	Castle Management LLC	contract management November 2023	1,116.83
	12/01/2023	MGT-120123-090	Castle Management LLC	contract management December 2023	1,116.83
	01/01/2024	MGT-010124-092	Castle Management LLC	management fee January	1,116.83
	02/01/2024	mgt-020124-091	Castle Management LLC	contract management	1,116.83
	03/01/2024	MGT-030124-094	Castle Management LLC	contract management March 2024	1,116.83
Total 01-1617 · CH-Management fees					6,700.98

**Century Gardens at Tamiami  
Clubhouse Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1618 · CH-Miscellaneous Expenses</b>					
	11/16/2023	1726310	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1726310	85.83
Total 01-1618 · CH-Miscellaneous Expenses					85.83
<b>01-1619 · CH-Office Supplies</b>					
	10/14/2023	1WJ7-D13C-V3KF	Amazon Capital Services	ink cartridges	66.58
	10/24/2023	1XKJ-FH9H-173H	Amazon Capital Services	purell wipes	79.99
	10/26/2023	1HYP-C7TL-CQ1X	Amazon Capital Services	ink cartridges	-66.58
	10/29/2023	16TH-P334-KFX1	Amazon Capital Services	tablecloths	46.87
	12/04/2023	1RPG-H7HM-1YJ	Amazon Capital Services	Purell wipes	82.98
	01/14/2024	1DPH-CJLC-3PT9	Amazon Capital Services	Christmas tree storage bags, squeegee, and Purell wipes	138.38
	02/08/2024	1V6Y-YV9H-Y3VN	Amazon Capital Services	key fobs	143.98
	02/19/2024	1LJY-YVRN-PXRT	Amazon Capital Services	soap dispensers	86.53
	03/17/2024	14LQ-J 7VJ -QVGT	Amazon Capital Services	purell hand sanitizing wipes	102.15
	03/17/2024	1WML-GLJT-R97D	Amazon Capital Services	label maker tape replacement, storage shelving unit	137.54
Total 01-1619 · CH-Office Supplies					818.42
<b>01-1620 · CH-Payroll club staff</b>					
	10/13/2023	PREIM10-20-23-200	Castle Management LLC	payroll 9/30/23 - 10/13/2023	2,587.03
	10/27/2023	PREIM11-03-23-029	Castle Management LLC	payroll 10/14/23 - 10/27/23	2,587.03
	11/10/2023	PREIM11-17-23-050	Castle Management LLC	payroll 10/28/23 - 11/10/23	2,587.03
	11/24/2023	PREIM12-01-23-165	Castle Management LLC	payroll 11/11/23 - 11/24/23	2,587.04
	12/15/2023	PREIM12-15-23-280	Castle Management LLC	payroll 11/25/23 - 12/08/23	2,587.04
	12/22/2023	PREIM12-29-23-030	Castle Management LLC	payroll 12/9 - 12/22/23	2,595.09
	01/05/2024	PREIM011224-162	Castle Management LLC	payroll 12/23/23 - 01/05/24	2,706.22
	01/19/2024	PREIM01-26-24-163	Castle Management LLC	payroll 01/06/24 - 01/19/24	2,705.97
	02/16/2024	PREIM02-23-24-274	Castle Management LLC	payroll 02/03/24 - 02/16/24	2,705.98
	03/01/2024	PREIM03-08-24-028	Castle Management LLC	payroll 02/17/2024 - 03/01/2024	2,705.98
	03/15/2024	PREIM03-22-24-274	Castle Management LLC	payroll 03/02/24 - 03/15/24	2,705.98
Total 01-1620 · CH-Payroll club staff					29,060.39
<b>01-1621 · CH-Pest Control</b>					
	10/06/2023	137049	1st Solution Pest Control	pest control	75.00
	11/13/2023	138559	1st Solution Pest Control	pest control	75.00
	12/13/2023	139890	1st Solution Pest Control	pest control	75.00
	01/12/2024	140866	1st Solution Pest Control	pest control	75.00
	02/13/2024	141909	1st Solution Pest Control	pest control	75.00
	03/22/2024	142944	1st Solution Pest Control	pest control	75.00
Total 01-1621 · CH-Pest Control					450.00

**Century Gardens at Tamiami  
Clubhouse Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1622 · CH-Pool &amp; Spa Maintenance</b>					
	10/01/2023	642258	American Pool Service	monthly service October 2023	1,095.00
	10/10/2023	639648	American Pool Service	Hayward rotary glow wheel for controller	699.64
	11/01/2023	645419	American Pool Service	monthly service November 2023	1,095.00
	12/01/2023	648616	American Pool Service	monthly service December 2023	1,095.00
	01/01/2024	651741	American Pool Service	service January 2024	1,150.00
	01/12/2024	WF-001221	Waterflow Irrigation Inc	backflow test	450.00
	02/01/2024	655205	American Pool Service	service February 2024	1,150.00
	02/26/2024	656850	American Pool Service	semi-annual balancing chemicals	360.00
	02/28/2024	658175	American Pool Service	throw rope	48.95
	03/01/2024	658943	American Pool Service	service March 2024	1,150.00
Total 01-1622 · CH-Pool & Spa Maintenance					<u>8,293.59</u>
<b>01-1626 · CH-Repairs &amp; Maintenance</b>					
	10/07/2023	1592	Elite Property Service & Painting Corp	gym wall repairs	2,800.00
	11/05/2023	1088	Olivfloor Repair And Services Corp	pressure cleaning of clubhouse	3,145.00
	11/14/2023	50462	Security Fire Prevention Inc	charging of fire extinguishers	95.00
Total 01-1626 · CH-Repairs & Maintenance					<u>6,040.00</u>
<b>01-1630 · CH-Water &amp; Sewer</b>					
	12/13/2023	3456615209	Miami-Dade Water & Sewer Department	water	35.88
	12/13/2023	5883452839	Miami-Dade Water & Sewer Department	water	619.54
	03/12/2024	5883452839	Miami-Dade Water and Sewer Department 588	water 12/08/2023 - 03/04/2024	488.15
	03/12/2024	3456615209	Miami-Dade Water and Sewer Department 345	water 12/08/2023 - 03/06/2024	33.23
Total 01-1630 · CH-Water & Sewer					<u>1,176.80</u>
<b>01-1631 · CH-Contingency</b>					
	10/16/2023	14934	Roberts Aluminum Furniture	awning fabric replacement (50% deposit)	2,200.00
	10/16/2023	14934 bal	Roberts Aluminum Furniture	awning fabric replacement (final payment)	2,200.00
Total 01-1631 · CH-Contingency					<u>4,400.00</u>
<b>01-1633 · CH-Security</b>					
	01/12/2024	2445	Redes Telecom LLC	service pool cameras	340.95
	01/30/2024	2474	Redes Telecom LLC	service call - access control was off	180.00
Total 01-1633 · CH-Security					<u>520.95</u>

**Century Gardens at Tamiami  
Clubhouse Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1634 · CH Oversight &amp; Financial Mgmt</b>					
	10/31/2023	2023-1228	Special District Services, Inc.	CH management fee October 2023	500.00
	11/30/2023	2023-1565	Special District Services, Inc.	CH management fee	500.00
	12/31/2023	2023-1814	Special District Services, Inc.	CH management fee	500.00
	01/31/2024	2024-0005	Special District Services, Inc.	CH management fee	500.00
	02/29/2024	2024-0128	Special District Services, Inc.	CH management fee	500.00
	03/31/2024	2024-0365	Special District Services, Inc.	CH management fee	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					3,000.00
<b>01-1639 · CH - Club Staff Health Insuranc</b>					
	10/31/2023	INS-1023-069	Castle Management LLC	insurance reimbursement	297.50
	11/30/2023	INS-1123-069	Castle Management LLC	insurance reimbursement	297.50
	12/31/2023	INS-1223-068	Castle Management LLC	insurance reimbursement	297.50
	01/31/2024	INS-0124-073	Castle Management LLC	insurance January 2024	487.50
	02/29/2024	INS-0224-073	Castle Management LLC	insurance reimbursement February 2024	487.50
	03/31/2024	INS-0324-066	Castle Management LLC	insurance reimbursement March 2024	487.50
Total 01-1639 · CH - Club Staff Health Insuranc					2,355.00
<b>Total Clubhouse Expenditures</b>					<b>115,101.93</b>

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

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### **Ethics Training**

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

### **Deadlines & Recordkeeping**

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

### **Links to Online Training**

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

### **Form 1 or Form 6**

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](#). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.