



# **CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
OCTOBER 28, 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  
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**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**  
**October 28, 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. June 24, 2024 Regular Board Meeting & PH.....Page 2
- G. New Business
  - 1. Consider Resolution No. 2024-04 – Adopting FY 2023-2024 Amended Revised Final Budget.....Page 7
  - 2. Consider Resolution No. 2024-05 – Adopting Goals and Objectives.....Page 16
  - 3. Consider Approval of Audit Renewal.....Page 20
  - 4. Ratify and Approve Regions Quote for Internet Router.....Page 21
  - 5. Ratify and Approve The Fitness Solution, Inc. Est. 27692 for Gym Equipment Repairs.....Page 22
  - 6. Ratify and Approve American Pool Invoice for Pool Filters.....Page 23
- H. Old Business
- I. Administrative & Operational Matters
  - 1. Consider Ratification of Clubhouse Expenditures.....Page 24
  - 2. Accept and Receive 2024 Engineers Report.....Page 34
- J. Property Manager Updates
  - 1. Property Manager Report to be Distributed Under Separate Cover
- K. District Counsel Report
  - 1. District Counsel Update on the 2024 Florida Legislative Session.....Page 44
  - 2. District Counsel Supplement to the Legislative Session.....Page 48
- L. Board Members Comments
- M. Adjourn

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025 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 28, 2024

February 24, 2025

April 28, 2025

June 30, 2025\*

August 25, 2025

September 22, 2025

\*Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing

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 ensure 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](http://www.centurygardenstamiamicdd.org)

IPL0199585

Oct 18 2024

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 24, 2024**

**A. CALL TO ORDER**

The June 24, 2024, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:19 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, Alvaro Cabrera and Max Riveros constituted a quorum and it was in order to proceed with the meeting.

Staff 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.

Also present was Julia Barrios, the HOA Property Manager.

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

Mrs. Perez added under District Counsel Report, an update regarding the 2024 General Election and Candidate Qualifying Period.

**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. April 22, 2024, Regular Board Meeting**

Mrs. Perez presented the minutes of the April 22, 2024, Regular Board Meeting.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and passed unanimously approving the minutes of the April 22, 2024, Regular Board Meeting, as presented.

*Mrs. Perez recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.*

**G. PUBLIC HEARING**  
**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on June 4, 2024, and June 11, 2024, as legally required.

**2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2024/2025 final budget and non-ad valorem special assessments.

There being no comments from the public, the public comment portion of the public hearing was closed.

**3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget**

Mrs. Perez presented Resolution No. 2024-04, entitled:

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez provided, via handout, a corrected version of the resolution noting the typo in the resolution number correcting the year from 2023 to 2024 and proceeded to read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2024/2025 final budget and the non-ad valorem special assessment.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2024-04, approving the Fiscal Year 2024/2025 Final Budget, as presented and setting the fiscal year 2024/2025 final budget and non-ad valorem special assessment tax roll (assessment levy).

*There being no further final budget and assessments business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

**H. NEW BUSINESS**

**1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Mrs. Perez presented Resolution No. 2024-03, entitled:

**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record, noting a start time of 6:15 p.m. on the following dates:

**October 28, 2024** *Amended Budget*  
**February 24, 2025**  
**April 28, 2025** *Proposed Budget*  
**June 30, 2025** *Final Budget\**  
**August 25, 2025**  
**September 22, 2025**

*\*Change from typical week date to accommodate the required 60 days for the Final Budget Public Hearing*

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2024-03, approving the Regular Meeting Schedule for Fiscal Year 2023-2024, holding meetings at the Gardens by the Hammocks Clubhouse Meeting Room located at 15080 SW 116th Terrace, Miami, Florida 33196 with the start time of 6:15 p.m. and further authorizes the advertisement of same, as required by law.

## **2. Consider Ratification of Turf Park/Playground Hurricane Prep Tree Trimming Proposal**

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying and approving the Turf Management Turf Park/Playground Hurricane Prep Tree Trimming Proposal dated May 30, 2024, in the amount of \$2,970 for the trimming of trees and palms at the Hammocks Park/Playground.

It was noted that this work had been completed.

## **3. Consider Ratification of Turf Clubhouse Hurricane Prep Tree Trimming Proposal**

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying the Turf Management proposal dated May 30, 2024, in the amount of \$3,150 for the trimming of trees and palms at the Clubhouse grounds.

Mrs. Perez noted that this work had been completed.

## **I. OLD BUSINESS**

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

## **J. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Consider Ratification of Clubhouse Expenditures**

Presented in the meeting book were expenditures from October 2023 through May 2024 for Board consideration.

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

## **K. PROPERTY MANAGER UPDATES**

### **1. Property Manager Report**

Ms. Barrios provided her Property Manager's Report and touched upon the following items:

- Repair of public park sidewalks
- Tree and palm trimming of Clubhouse and public park.
- Order new exit signs for the Clubhouse Park and Rules and Regulations sign for the pool.
- Cleaning of the Gardens by the Hammocks (HOA) storm drains based on the CDD inspection
- American Pool replaced the spa circulation housing.
- Update on Miami-Dade County request for parking spaces or alternative for no parking. We met with Joshua Veilleux, PROS Stewardship Manager, Community, Parks and Aquatics, Wild Lime Park Service Area, Miami-Dade County Parks, Recreation and Open Spaces on May 23, 2024.
- On-site meeting with Egis representative Charlen Wade, ARM AINS CPSI, Loss Control Consultant on May 23, 2024.

Both of the meetings held on May 23, 2024, were attended by Julia Barios, Ronald Galvis and Gloria Perez.

## **L. DISTRICT COUNSEL REPORT**

### **1. SDS Ethics Training Memo**

Mrs. Perez provided an overview of the Memorandum Regarding Required Ethics Training and Financial Disclosure that was presented in the meeting book, noting the recent changes to the Form 1 submittal currently being an online process and directing the Board to the provided links for their convenience.

### **2. 2023 Form 1 – Statement of Financial Interests**

Mrs. Perez reminded the Board that this year's filing requirement a completed 2023 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 a link at Login - Electronic Financial Disclosure Management System [floridathics.gov](https://www.floridathics.gov). She also noted that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections' office.

### **3. 2024 General Election and Candidate Qualifying Period**

Mrs. Perez advised, pursuant to the Miami-Dade County Supervisor of Elections' website [https://www.voterfocus.com/CampaignFinance/candidate\\_pr.php?c=miamidade](https://www.voterfocus.com/CampaignFinance/candidate_pr.php?c=miamidade) that no one had qualified for Seats 3, 4 or 5. The seats are currently held by the following:

Seat 3 Tarik Djemil  
Seat 4 Alvaro Cabrera  
Seat 5 Max Riveros

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

There were no further Board Member of staff closing comments

## **N. 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 6:39 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



**RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Century Gardens at Tamiami Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

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

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of October, 2024.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Century Gardens At Tamiami Community Development District

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

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- III      AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2014)**
- IV      AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)**
- V       AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2017)**
- VI      AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMIAHI COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
<b>REVENUES</b>			
Administrative Assessments	53,416	56,460	56,460
Maintenance Assessments	41,383	42,726	42,726
Clubhouse O&M Assessments	343,994	340,014	340,014
Debt Assessments - Series 2014 (Expansion Units)	431,583	430,392	430,392
Debt Assessments - Series 2016 (Original Units)	437,905	437,801	437,801
Debt Assessments - Series 2017 (Townhomes)	42,452	47,639	47,639
Debt Assessments - Series 2018 (Clubhouse)	305,685	302,302	302,302
Other Revenues	0	0	0
Other Revenues - Clubhouse	0	4,628	4,628
Interest Income	480	37,700	37,646
<b>TOTAL REVENUES</b>	<b>\$ 1,656,898</b>	<b>\$ 1,699,662</b>	<b>\$ 1,699,608</b>
<b>EXPENDITURES</b>			
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	34,116	34,116	34,116
Legal	14,000	9,500	7,307
Assessment Roll	7,500	7,500	7,500
Audit Fees	6,000	5,800	5,800
Arbitrage Rebate Fees	1,300	1,300	650
Insurance	8,000	8,000	8,000
Legal Advertisements	850	3,000	1,926
Miscellaneous	800	800	588
Postage	500	190	176
Office Supplies	675	875	824
Dues & Subscriptions	175	175	175
Trustee Fees	17,000	16,496	16,496
Continuing Disclosure Fees	1,400	1,400	1,400
Website Management	2,000	2,000	2,000
Administrative Contingency	1,000	500	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 96,931</b>	<b>\$ 91,652</b>	<b>\$ 86,958</b>
<b>MAINTENANCE EXPENDITURES</b>			
Engineering - Annual Report/Inspections	3,500	2,295	2,295
Park Landscaping Maintenance (Includes Mulch)	15,000	5,000	0
Park Maintenance	8,000	18,000	15,347
Street/Roadway & Stormwater System Maintenance	5,000	1,500	0
Irrigation System Pump Station Maintenance	2,400	1,000	0
FPL Power	1,800	1,000	0
Field Operation Management	1,200	1,200	1,200
General Maintenance	2,000	1,000	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 38,900</b>	<b>\$ 30,995</b>	<b>\$ 18,842</b>
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 423,483</b>	<b>272,764</b>	<b>223,930</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 559,314</b>	<b>\$ 395,411</b>	<b>\$ 329,730</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,097,584</b>	<b>\$ 1,304,251</b>	<b>\$ 1,369,878</b>
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,243)	(411,243)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,267)	(417,267)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,452)	(40,452)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,276)	(291,276)
<b>BALANCE</b>	<b>\$ (46,984)</b>	<b>\$ 144,013</b>	<b>\$ 209,640</b>
County Appraiser & Tax Collector Fee	(33,128)	(11,799)	(11,799)
Discounts For Early Payments	(66,257)	(62,411)	(62,411)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (146,369)</b>	<b>\$ 69,803</b>	<b>\$ 135,430</b>
Carryover From Prior Year (Operating)	46,240	46,240	0
Carryover From Prior Year (Clubhouse)	100,129	100,129	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 216,172</b>	<b>\$ 135,430</b>

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24
LESS PROJECTED CLUBHOUSE FUND BALANCE AS OF 9/30/24
OPERATING FUND BALANCE AS OF 9/30/24

\$625,440
\$69,803
\$695,243
\$503,646
\$191,597

**Notes**

Carryover From Prior Year Of \$46,240 was used to reduce Fiscal Year 2023/2024 Assessments.  
Carryover From Prior Year Of \$48,390 to be used to reduce Fiscal Year 2024/2025 Assessments.

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**CLUBHOUSE**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
<b>CLUBHOUSE REVENUES</b>			
Clubhouse - O&M Assessments	343,994	340,014	340,014
Clubhouse - Rentals	0	2,738	2,738
Clubhouse - Key Fobs	0	1,170	1,170
Other Revenue - Clubhouse	0	720	720
<b>Total Clubhouse Revenues</b>	<b>\$ 343,994</b>	<b>\$ 344,642</b>	<b>\$ 344,642</b>
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>			
Access Control	750	0	0
Alarm Monitoring	1,000	1,000	899
AC Maintenance/Repairs	3,000	2,000	1,020
Gym Equipment Maintenance	6,000	3,000	1,642
Telephone, Cable & Internet Service	3,800	3,800	3,001
FPL Power	15,000	12,500	11,567
General Maintenance & Repairs	30,000	10,000	6,749
Insurance - Property/Casualty/Liability	20,000	20,829	20,829
Irrigation Repairs & Maintenance	2,000	2,000	1,429
Janitorial Services & Supplies	25,000	20,000	17,335
Landscape Maintenance (Mulch & Plant Replacement)	31,000	27,000	24,296
Management Fees (Castle)	15,000	13,402	13,402
Office & Kitchen Supplies	1,800	1,800	1,628
Payroll - Club Staff	85,000	66,920	66,920
Payroll - Club Staff Health Insurance	8,000	5,300	4,793
Pest Control - Interior & Exterior	1,200	700	525
Pool & Spa Maintenance	30,000	27,000	24,238
Printing & Postage	500	0	0
Property Taxes	5,000	0	0
Water & Sewer	4,500	2,600	2,344
Computer Services	2,000	0	0
Security	30,000	10,913	10,913
Oversight & Financial Management	6,000	6,000	6,000
Contingency	30,000	20,000	4,400
Roof On Pool Room Project	15,000	15,000	0
Camera System Maintenance	3,000	1,000	0
Clubhouse Pool & Spa Diamond Brite Project	43,333	43,333	0
Clubhouse & Mail Hut Roof Replacement Reserve	5,600	5,600	0
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ 423,483</b>	<b>\$ 272,764</b>	<b>\$ 223,930</b>
<b>Clubhouse Revenues Less Expenditures</b>	<b>\$ (79,489)</b>	<b>\$ 71,878</b>	<b>\$ 120,712</b>
County Appraiser & Tax Collector Fee	(6,880)	(2,454)	(2,454)
Discounts For Early Payments	(13,760)	(12,981)	(12,981)
<b>Excess/ (Shortfall)</b>	<b>\$ (100,129)</b>	<b>\$ 56,443</b>	<b>\$ 105,277</b>
Carryover From Prior Year	100,129	100,129	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 156,572</b>	<b>\$ 105,277</b>

FUND BALANCE AS OF 9/30/23	\$447,203
FY 2023/2024 ACTIVITY	\$56,443
FUND BALANCE AS OF 9/30/24	\$503,646

**Notes**

Discounts and Fees Actual Amounts Estimated As  
20.8% Of Total District Discounts & Fees.  
Fund Balance Includes Reserves (Pool Spa - \$43,333 & Mail Hut Roof - \$5,600).  
Reserves To Be Adjusted On 10-1-24.  
Carryover From Prior Year Of \$100,129 was used to reduce Fiscal Year 2023/2024 Assessments.  
Carryover From Prior Year Of \$93,355 to be used to reduce Fiscal Year 2024/2025 Assessments.

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income	100	21,830	21,795
NAV Tax Collection	405,688	411,243	411,243
<b>Total Revenues</b>	<b>\$ 405,788</b>	<b>\$ 433,073</b>	<b>\$ 433,038</b>
<b>EXPENDITURES</b>			
Principal Payments	140,000	140,000	140,000
Interest Payments	255,350	257,550	257,550
Bond Redemption	10,438	0	0
<b>Total Expenditures</b>	<b>\$ 405,788</b>	<b>\$ 397,550</b>	<b>\$ 397,550</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 35,523</b>	<b>\$ 35,488</b>

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$504,506
\$35,523
\$540,029

**Notes**

Reserve Fund Balance = \$102,961\*. Revenue Fund Balance = \$437,068\*.

Revenue Fund Account Balance To Be Used To Make 11/1/24 Bond Payment Of \$267,675 -

Principal Payment: \$140,000 - Interest Payment: \$127,675.

\* 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 9/30/24 =	\$5,120,000	

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income (2016)	100	<b>21,240</b>	21,208
NAV Tax Collection	411,631	<b>417,267</b>	417,267
<b>Total Revenues</b>	<b>\$ 411,731</b>	<b>\$ 438,507</b>	<b>\$ 438,475</b>
<b>EXPENDITURES</b>			
Principal Payments (2016)	245,000	<b>245,000</b>	245,000
Interest Payments (2016)	166,200	<b>170,263</b>	170,263
Bond Redemption	531	<b>0</b>	0
<b>Total Expenditures</b>	<b>\$ 411,731</b>	<b>\$ 415,263</b>	<b>\$ 415,263</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 23,244</b>	<b>\$ 23,212</b>

FUND BALANCE AS OF 9/30/23	\$378,846
FY 2023/2024 ACTIVITY	\$23,244
FUND BALANCE AS OF 9/30/24	\$402,090

**Notes**

Reserve Fund Balance = \$225,123\*. Revenue Fund Balance = \$176,967\*.

Revenue Fund Account Balance To Be Used To Make 11/1/24 Interest Payment Of \$82,069.

\* Approximate Amounts

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

**Series 2016 Bond Refunding Information**

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$4,095,000	

**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income (2017)	100	<b>2,270</b>	2,253
NAV Tax Collection	39,905	<b>40,452</b>	40,452
<b>Total Revenues</b>	<b>\$ 40,005</b>	<b>\$ 42,722</b>	<b>\$ 42,705</b>
<b>EXPENDITURES</b>			
Principal Payments (2017)	14,000	<b>14,000</b>	14,000
Interest Payments (2017)	25,183	<b>25,419</b>	25,419
Bond Redemption	822	<b>0</b>	0
<b>Total Expenditures</b>	<b>\$ 40,005</b>	<b>\$ 39,419</b>	<b>\$ 39,419</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 3,303</b>	<b>\$ 3,286</b>

FUND BALANCE AS OF 9/30/23	\$46,776
FY 2023/2024 ACTIVITY	\$3,303
FUND BALANCE AS OF 9/30/24	\$50,079

**Notes**

Reserve Fund Balance = \$10,195\*. Revenue Fund Balance = \$39,884\*.  
Revenue Fund Account Balance To Be Used To Make 12/15/24 Bond Payment Of \$26,591 -  
Principal Payment: \$14,000 - Interest Payment: \$12,591.  
\* 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 9/30/24 =	\$574,000	



**AMENDED FINAL BUDGET**  
**CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income (2018)	100	<b>17,400</b>	17,369
NAV Tax Collection	287,344	<b>291,276</b>	291,276
<b>Total Revenues</b>	<b>\$ 287,444</b>	<b>\$ 308,676</b>	<b>\$ 308,645</b>
<b>EXPENDITURES</b>			
Principal Payments (2018)	105,000	<b>105,000</b>	105,000
Interest Payments (2018)	178,494	<b>180,069</b>	180,069
Bond Redemption	3,950	<b>0</b>	0
<b>Total Expenditures</b>	<b>\$ 287,444</b>	<b>\$ 285,069</b>	<b>\$ 285,069</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 23,607</b>	<b>\$ 23,576</b>

FUND BALANCE AS OF 9/30/23	\$400,340
FY 2023/2024 ACTIVITY	\$23,607
FUND BALANCE AS OF 9/30/24	\$423,947

**Notes**

Reserve Fund Balance = \$146,824\*. Revenue Fund Balance = \$277,123\*.  
Revenue Fund Account Balance To Be Used To Make 11/1/24 Bond Payment Of \$194,247 -  
Principal Payment: \$105,000 - Interest Payment: \$89,247.  
\* 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 9/30/24 =	\$4,365,000	

## **RESOLUTION 2024-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Century Gardens at Tamiami Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit “A”**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_28<sup>th</sup>\_ day of \_\_\_\_\_October\_\_\_\_\_, 2024.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**Exhibit “A”:** Performance Measures/Standards and Annual Reporting

## **EXHIBIT “A”**

**Program/Activity:**    **District Administration**

**Goal:**                      Remain compliant with Florida Law for all District meetings

**Objectives:**

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required.  
                                 **Achieved: Yes** ☐ **No** ☐
- Meeting minutes and post-meeting action completed.  
                                 **Achieved: Yes** ☐ **No** ☐
- District records retained as required by law.  
                                 **Achieved: Yes** ☐ **No** ☐

**Program/Activity:**    **District Finance**

**Goal:**                      Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year proposed budget and the final fiscal year budget.  
                                 **Achieved: Yes** ☐ **No** ☐
- District amended budget within 60 days following the end of the fiscal year.  
                                 **Achieved: Yes** ☐ **No** ☐
- District accounts receivable/payable processed for the year.  
                                 **Achieved: Yes** ☐ **No** ☐
- “No findings” for annual financial audit (yes/no)  
                                 **Achieved: Yes** ☐ **No** ☐
  - If “yes” explain: \_\_\_\_\_

**Program/Activity:** District Operations

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

**Performance Measures:**

- District insurance policies reviewed and in place.  
**Achieved: Yes** ☐ **No** ☐
- Contracted Services obtained for all District operations.  
**Achieved: Yes** ☐ **No** ☐
- All District contracts in compliance.  
**Achieved: Yes** ☐ **No** ☐

October 28, 2024

RE: Century Gardens at Tamiami Community Development District Auditor Renewal

At the November 18, 2021, Century Gardens at Tamiami Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2021, 9-30-2022 and 9-30-2023 year end audits of the District with an option to perform the 9-30-2024 and 9-30-2025 audits.

The fees for the 9-30-2021 audit was \$5,400. The fees for the 9-30-2022 audit was \$5,600. And the fees for the 9-30-2023 audit were \$5,800. The proposed fees for the 9-30-2024 audit is \$6,000, which is the budgeted amount for audit fees for Fiscal Year 2023/2024. The proposed fee for the 9-30-25 audit is \$6,200.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2024 and 9-30-2025 audits for Grau & Associates.

Special District Services, Inc.



1100 NW 72nd Ave  
 Miami, FL 33126  
 Phone # (305) 517-1266  
 Fax # (305) 517-1267  
 accounting@RegionsSecurity.us

# Invoice

<b>Date</b>	<b>Invoice #</b>
10/1/2024	32767
<b>Terms</b>	<b>Due Date</b>
Net 30	10/31/2024

Bill To
Century Gardens at Tamiami CDD c/o Special District Services, Inc. 8785 SW 165th Avenue, #200 Miami, FL 33193 Attn: Gloria Perez

Quantity	Description	Rate	Amount
1	TRENDnet TPE-2840WS: 24 Gigabit PoE+ Ports + 4 Shared Gigabit (RJ-45 or SFP), 185W PoE Power Budget, 56 Gbps switching capacity, Rack Mountable Switch.	447.00	447.00
1	Installation Services: 09/12/2024 Installed new TRENDnet switch and configured with existing network. Organized network cables on rack. Tested and confirmed with Jessenia & Julia.	168.00	168.00
Thank you for your business.		<b>Total</b>	\$615.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$615.00



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

# Estimate

Date	Estimate #
9/27/24	27692

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
	jessenia.fiallo@castlegroup.com	786-732-4145		Net 30
Item	Description	Qty	Cost	Total
Parts	Parts- Hoist HD1900 Functional Trainer- New OEM cable, client sent in pic of cable snapped. (right side needed-left side was recently replaced)	1	268.44	268.44
Parts	Parts- Paramount FS-53 lat pull SN#FS531602014 needs new upper weight stack pulley and cable.1118000933	1	285.87	285.87
Installation- Parts	Installation of Parts		250.00	250.00
Shipping & Handl...	Shipping & Handling charges for parts		38.66	38.66
			<b>Subtotal</b>	\$842.97
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$842.97

Signature \_\_\_\_\_

info@TheFloridaFitnessSolution.com

**Please sign and return when approved.**

TheFloridaFitnessSolution.com **Page 22**





5819-A North Andrews Way  
Fort Lauderdale, FL 33309

Century Garden at Tamiami Comm. Dev

**Customer #:** 7016

**Invoice #:** 658208

**Bill To:**

Century Garden at Tamiami Comm. Dev  
15080 SW 116 Terrace (EMAIL)  
  
Miami, FL 33196

<b>Inv Date:</b> 08/06/2024	<b>Payment Terms:</b> Due Upon Receipt
<b>PO #:</b>	<b>Order Date:</b> <b>Order No.:</b> 232107

Qty	Item	Description	Price	Extended
8	Pool -Provide Filter cartridges for (2) CCP420 filters ( each req 4)		\$159.65	\$1,277.20
		PROD-PARTS-SALE		
2	Provide (2) CCP420 filter lid orings		\$94.50	\$189.00
		PROD-PARTS-SALE		

**Service Site:** 7016  
Gardens by the Hammocks  
15080 SW 116 Terrace

Miami, FL 33196

*Thank you for your business!*

AP WO 232107

<b>Invoice Amt</b>	\$1,466.20
<b>Tax Rate</b>	7 %
<b>Tax</b>	\$0.00
<b>Paid Amt</b>	\$0.00
<b>Balance</b>	\$1,466.20

**Remit To:**  
**American Pool**  
5819-A North Andrews Way  
Fort Lauderdale, FL 33309

Questions? Call 954-792-1191 or email MAnderson@americanpool.com

**Please Note:** All invoices paid by credit card are subject to a 2.5% convenience fee

Century Garden at Tamiami Comm. Dev

**Customer #:** 7016

**Invoice #:** 658208

**Invoice Amt** \$1,466.20

**Balance** \$1,466.20

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 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
	04/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 05/12 - 06/11/24	71.86
	05/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 06/12 - 07/11/24	71.86
	07/02/2024	402848696	ADT US Holdings Inc	acct# 402848696 07/12 - 08/11/24	71.86
	07/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 08/12 - 09/11/24	77.61
	08/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 09/12 - 10/11/24	77.61
	09/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 10/12 - 11/11/24	77.61
Total 01-1602 · CH-Alarm Monitoring					899.27
<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
	07/26/2024	WP-27372	Alfresco Air	AC service	340.00
Total 01-1603 · CH-AC Maintenance					1,020.00
<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
	04/17/2024	61036	Fitness Solution Inc.	routine preventative maintenance	125.00
	04/30/2024	61247	Fitness Solution Inc.	repairs of equipment	1,141.83
	07/11/2024	62268	Fitness Solution Inc.	routine preventative maintenance	125.00
Total 01-1605 · CH-Gym(Circt Training)equip mnt					1,641.83

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	04/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 04/29/24-05/28/24	250.36
	05/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 05/29/24-06/28/24	250.36
	06/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 06/29/24-07/28/24	250.36
	07/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 07/29/24-08/28/24	250.77
	08/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 08/29/24-09/28/24	250.77
Total 01-1606 · CH-Cable & Internet					3,001.01
<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
	04/05/2024	07534-90226 0424	FPL	acct# 07534-90226 (03/06/24 - 04/05/24)	967.76
	05/07/2024	07534-90226 0524	FPL	acct# 07534-90226 (04/05/24 - 05/07/24)	891.95
	06/06/2024	07534-90226 0624	FPL	acct# 07534-90226 (05/07/24 - 06/06/24)	934.08
	07/08/2024	07534-90226 0724	FPL	acct# 07534-90226 (06/06/24 - 07/08/24)	858.14
	09/06/2024	07534-90226 0924	FPL	acct# 07534-90226 (07/08/24 - 09/06/24)	1,833.52
Total 01-1608 · CH-Electricity					11,567.19
<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 Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 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
	06/17/2024	85077	Turf Management	irrigation repairs - replace 2 decoders and 4 solenoids	781.80
Total 01-1612 · CH-Irrigation repair and maint					<u>1,428.50</u>
<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
	04/01/2024	04012024-HG	Great Cleaning Corp.	cleaning April 2024	1,300.00
	05/01/2024	05012024-HG	Great Cleaning Corp.	cleaning May 2024	1,300.00
	06/01/2024	06012024-HG	Great Cleaning Corp.	June cleaning service	1,300.00
	06/19/2024	G-0624	Great Cleaning Corp.	janitorial supplies	549.06
	07/01/2024	07012024-HG	Great Cleaning Corp.	July cleaning service	1,300.00
	08/02/2024	G-0824	Great Cleaning Corp.	August supplies	158.05
	08/30/2024	08012024-HG	Great Cleaning Corp.	August cleaning service	1,300.00
	09/12/2024	G-0924	Great Cleaning Corp.	September supplies	234.71
	09/30/2024	09012024-HG	Great Cleaning Corp.	cleaning service Sept 2024	1,300.00
Total 01-1613 · CH-Janitorial Services/Supplies					<u>17,334.70</u>

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	04/01/2024	84960	Turf Management	lawn maintenance April 2024 Clubhouse	1,212.20
	04/01/2024	84960	Turf Management	trash pick up	158.70
	05/01/2024	85004	Turf Management	lawn maintenance May 2024 Clubhouse	1,212.20
	05/01/2024	85004	Turf Management	trash pick up	158.70
	06/03/2024	85045	Turf Management	lawn maintenance June 2024 Clubhouse	1,212.20
	06/03/2024	85045	Turf Management	trash pick up	158.70
	06/14/2024	85076	Turf Management	tree trimming - palms and trees at clubhouse	3,150.00
	07/01/2024	85092	Turf Management	lawn maintenance July	1,212.20
	07/01/2024	85092	Turf Management	trash pick up	158.70
	08/01/2024	85134	Turf Management	lawn maintenance August	1,212.20
	08/01/2024	85134	Turf Management	trash pick up	158.70
	09/03/2024	85178	Turf Management	lawn maintenance September	1,212.20
	09/03/2024	85178	Turf Management	trash pick up	158.70
<b>Total 01-1615 · CH-Landscape Mnt (mulch-plants)</b>					<b>24,295.80</b>

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	04/01/2024	MGT-040124-093	Castle Management LLC	contract management April 2024	1,116.83
	05/01/2024	MGT-050124-094	Castle Management LLC	contract management	1,116.83
	06/01/2024	MGT-060124-096	Castle Management LLC	contract management	1,116.83
	07/01/2024	MGT-070124-096	Castle Management LLC	contract management	1,116.83
	08/01/2024	MGT-080124-096	Castle Management LLC	contract management	1,116.83
	09/01/2024	MGT-090124-096	Castle Management LLC	contract management September 2024	1,116.83
Total 01-1617 · CH-Management fees					13,401.96
<b>01-1618 · CH-Miscellaneous Expenses</b>					
	11/16/2023	1726310	Miami Dade Fire Rescue Dept	permit # 18126-02331 item # 1726310	85.83
	05/31/2024	1562	Signs To Go Inc	sign - Playground rules	227.00
	07/05/2024	1672	Signs To Go Inc	sign - Spa Hours	398.00
Total 01-1618 · CH-Miscellaneous Expenses					710.83

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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 & 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
	04/14/2024	11V3-YMQ4-VYLG	Amazon Capital Services	stickers	12.97
	04/29/2024	1LP9-GJNG-MHWM	Amazon Capital Services	refrig water filter, cordless leaf blower, Purell wipes	247.80
	04/30/2024	1FJC-7VKT-7MVV	Amazon Capital Services	shipping charges	-0.60
	04/30/2024	1HLV-4LV7-7JCR	Amazon Capital Services	shipping charges	-4.62
	04/30/2024	1313-4PKC-7MYX	Amazon Capital Services	shipping charges	-1.77
	05/29/2024	1QXT-VFFJ-GK36	Amazon Capital Services	exit sign	17.89
	06/17/2024	1LKV-YDCM-HVVW	Amazon Capital Services	Purell wipes	89.98
	06/26/2024	1FMV-HMM4-HLYM	Amazon Capital Services	exit sign	17.94
	07/19/2024	1Y1X-KXL6-FMLL	Amazon Capital Services	thermometer for pool	16.98
	07/24/2024	111Q-YFTL-9QWX	Amazon Capital Services	PURELL Hand Sanitizing Wipes	95.17
	07/26/2024	1GFQ-D1FD-7H7N	Amazon Capital Services	key fobs, notebook, sticky pads	95.91
	08/24/2024	1X13-1L34-PRQR	Amazon Capital Services	Purell wipes	103.53
	09/05/2024	1TXK-LCGH-9DQ6	Amazon Capital Services	sign "Will return"	16.78
	09/11/2024	16M6-CQJ9-9NJ	Amazon Capital Services	printer paper and sign holder	65.33
	09/15/2024	1M9T-T7RD-Q7NP	Amazon Capital Services	mop & broom holder, urinal strainer	35.87
<b>Total 01-1619 · CH-Office Supplies</b>					<b>1,627.58</b>

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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 - 11/10/2023	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
	02/02/2024	PREIM02-09-24-276	Castle Management LLC	payroll 01/20/24 - 02/02/24	2,705.98
	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
	03/29/2024	PREIM04-05-24-062	Castle Management LLC	payroll 03/16/24 - 03/29/24	2,705.98
	04/19/2024	PREIM04-19-24-164	Castle Management LLC	payroll 03/30/24 - 04/12/24	2,705.98
	05/03/2024	PREIM05-03-24-276	Castle Management LLC	payroll 04/13/24 - 04/26/24	2,705.98
	05/10/2024	PREIM05-17-24-279	Castle Management LLC	payroll 04/27/2024 - 05/10/2024	2,705.98
	05/24/2024	PREIM05-31-24-278	Castle Management LLC	payroll 05/11/24 - 05/24/24	2,701.05
	06/07/2024	PREIM06-14-24-278	Castle Management LLC	payroll 05/25/24 - 06/07/24	2,702.86
	07/01/2024	PREIM06-28-24-144	Castle Management LLC	payroll 06/08/24 - 06/21/24	2,705.97
	07/12/2024	PREIM07-12-24-290	Castle Management LLC	payroll 6/22/24 - 7/05/24	2,705.98
	08/09/2024	PREIM08-09-24-027	Castle Management LLC	payroll 07/20/24 - 08/02/24	2,705.98
	08/23/2024	PREIM08-23-24-286	Castle Management LLC	payroll 8/03/24 - 8/16/24	2,705.98
	08/30/2024	PREIM09-06-24-173	Castle Management LLC	payroll 08/17/24 - 8/30/24	2,689.87
	09/20/2024	PREIM09-20-24-027	Castle Management LLC	payroll 08/31/24 - 09/13/24	2,706.03
	09/27/2024	PREIM10-04-24-172	Castle Management LLC	payroll 09/14/2024 - 09/27/2024	2,705.98
<b>Total 01-1620 · CH-Payroll club staff</b>					<b>66,919.99</b>



# Century Gardens at Tamiami Community Development District

## Clubhouse Expenditures

### October 2023 through September 2024

	Date	Invoice #	Vendor	Memo	Amount
<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
	08/08/2024	152351	KJC Fumigation LLC	pest control	75.00
Total 01-1621 · CH-Pest Control					525.00
<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
	04/01/2024	662339	American Pool Service	monthly service April 2024	1,150.00
	04/12/2024	661488	American Pool Service	Pool Provide Two (2) VGB approved 18" X 18" main drain grates	2,729.80
	04/12/2024	661483	American Pool Service	Provide 1.5" flowmeter	2,019.10
	04/23/2024	660565	American Pool Service	labor and materials to repair delamination underwater	675.00
	05/01/2024	665935	American Pool Service	monthly service May 2024	1,150.00
	05/24/2024	667302	American Pool Service	code brown service and chemicals	150.00
	05/30/2024	668472	American Pool Service	skimmer basket	23.85
	06/01/2024	669476	American Pool Service	monthly service June 2024	1,150.00
	06/06/2024	13-60-1722547	Florida Dept of Health-Miami Dade County	pool permit 13-60-1722547	125.00
	06/06/2024	13-60-1722545	Florida Dept of Health-Miami Dade County	pool permit 13-60-1722545	250.00
	06/13/2024	663500	American Pool Service	spa circulation pump	687.35
	06/13/2024	664881	American Pool Service	labor to replace air relief assembly	133.00
	06/14/2024	670815	American Pool Service	code brown service on 6/14/24	150.00
	07/01/2024	673084	American Pool Service	monthly service July 2024	1,150.00
	07/10/2024	33198	Aqua Mechanic	MINIMAX NT STD WATER PRESSURE SWITCH 473605	275.00
	08/01/2024	677505	American Pool Service	monthly service August 2024	1,150.00
	08/06/2024	658208	American Pool Service	replacement of filters	1,466.20
	08/09/2024	677981	American Pool Service	semi annual balancing of chemicals	360.00
	09/01/2024	681461	American Pool Service	monthly service September 2024	1,150.00
Total 01-1622 · CH-Pool & Spa Maintenance					24,237.89

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</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 extenguishers	95.00
Total 01-1626 · CH-Repairs & Maintenance					6,040.00
<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
	06/04/2024	3456615209	Miami-Dade Water and Sewer Department 345	water 03/06/24 - 06/04/24	33.23
	06/04/2024	5883452839	Miami-Dade Water and Sewer Department 588	water 03/04/24 - 06/04/24	626.01
	09/11/2024	5883452839	Miami-Dade Water and Sewer Department 588	water 06/04/24 - 09/11/24	474.36
	09/16/2024	3456615209	Miami-Dade Water and Sewer Department 345	water 06/04/24 - 09/06/24	33.23
Total 01-1630 · CH-Water & Sewer					2,343.63
<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					4,400.00
<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
	04/03/2024	2567	Redes Telecom LLC	service call - access control	180.00
	04/29/2024	2604	Redes Telecom LLC	service call - access control	180.00
	06/07/2024	1207418	GardaWorld Security Services	security 05/25/24 - 06/07/24	516.40
	06/11/2024	2653	Redes Telecom LLC	service call - access control	150.00
	06/21/2024	1212941	GardaWorld Security Services	security 06/08/24 - 06/21/24	1,032.80
	06/27/2024	2673	Redes Telecom LLC	service on gym door	335.00
	07/05/2024	1221549	GardaWorld Security Services	security 06/22/24 - 07/05/24	1,420.20
	07/19/2024	1227454	GardaWorld Security Services	security 07/06/24 - 07/19/24	1,032.80
	08/02/2024	1234572	GardaWorld Security Services	security 07/20/24 - 08/02/24	1,032.80
	08/16/2024	1241553	GardaWorld Security Services	security 08/03/24 - 08/16/24	1,032.80
	08/30/2024	1248880	GardaWorld Security Services	security 08/17/24 - 08/30/24	1,032.80
	09/13/2024	1256722	GardaWorld Security Services	security 08/31/24 - 09/13/24	1,413.75
	09/27/2024	1262450	GardaWorld Security Services	security 09/14/24 - 09/27/24	1,032.80
Total 01-1633 · CH-Security					10,913.10

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2023 through September 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
	04/30/2024	2024-0485	Special District Services, Inc.	CH management fee	500.00
	05/31/2024	2024-0621	Special District Services, Inc.	CH management fee	500.00
	06/30/2024	2024-0745	Special District Services, Inc.	CH management fee	500.00
	07/31/2024	2024-0873	Special District Services, Inc.	CH management fee	500.00
	08/31/2024	2024-0999	Special District Services, Inc.	CH management fee	500.00
	09/30/2024	2024-1122	Special District Services, Inc.	CH - Oversight	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					6,000.00
<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
	04/30/2024	INS-0424-066	Castle Management LLC	insurance April 2024	487.50
	05/31/2024	INS-0524-065	Castle Management LLC	insurance reimbursement May	487.50
	06/30/2024	INS-0624-066	Castle Management LLC	insurance reimbursement June 2024	487.50
	07/31/2024	INS-0724-067	Castle Management LLC	insurance reimbursement	487.50
	08/31/2024	INS-0824-067	Castle Management LLC	insurance reimbursement	487.50
Total 01-1639 · CH - Club Staff Health Insuranc					4,792.50
<b>Total Clubhouse Expenditures</b>					<b>223,929.78</b>

June 14, 2024

Ms. Gloria Perez  
District Manager  
Century Gardens at Tamiami Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Year 2024 Engineer's Report Regarding the Status of the Century Gardens at Tamiami CDD 2014 Project (the "Expansion Area Project"), the 2017 Project (the "Tract B Assessment Area Project"), the 2018 Project (the "Clubhouse Acquisition Project"), and the 2007 Project (the "Original Project").**

Dear Ms. Perez:

For the purpose of complying with Section 7.21 of the Trust Indenture between Century Gardens at Tamiami Community Development District (the "District" or "CDD") and U.S. National Bank Association dated as of August 1, 2016 and with Sections 9.14 and 9.21 of the Master Trust Indenture between the District and Wells Fargo Bank, dated August 1, 2014, and with the Second Supplemental Trust Indenture between the same parties dated November 1, 2017 and with the Third Supplemental Trust Indenture between the same parties dated August 1, 2018; Alvarez Engineers has conducted inspections of the CDD-owned portions of the Series 2007 Project (the "Original Project"), the Series 2014 Project (the "Expansion Area Project" or the "2014 Project"), the Series 2017 (the "Tract B Assessment Area Project" or the "2017 Project") and the Series 2018 (the "Clubhouse Acquisition Project" or the "2018 Project").

The Original Project (or 2007 Project) is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on July 20, 2007 and amended on September 24, 2007 (the "2007 Project Engineer's Report").

The Expansion Area Project (or 2014 Project) is described in detail in the Engineer's Report that was accepted by the District's Board of Supervisors on April 16, 2014 and amended on August 20, 2014 (the "2014 Project Engineer's Report").

The Tract B Assessment Area Project (or 2017 Project) is described in detail in the Second Supplemental Engineer's Report that was accepted by the District's Board of Supervisors on June 21, 2017 (the "2017 Project Engineer's Report").

The Clubhouse Acquisition Project (or 2018 Project) is described in detail in the Third Supplemental Engineer's Report accepted by the District's Board of Supervisors on June 20, 2018 (the "2018 Project Engineer's Report").

This Year 2024 Engineer's Report (the "Report") sets forth the following:

1. Our findings as to whether the CDD-owned portions of the 2007, 2014, 2017 and 2018 Projects have been maintained in good repair, working order and condition.
2. Our recommendations as to the proper maintenance, repair, and operation of the CDD-owned infrastructure during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes, and;
3. The amount of Public Liability and Property Damage Insurance carried by the District.

**Location of the Original 2007 Project, the 2014 Expansion Area Project, the 2017 Tract B Assessment Area Project, and the 2018 Clubhouse Acquisition Project.**

The 2007, 2014, 2017 and 2018 Projects are located within the original and expanded boundaries of the District, which are bounded approximately by SW 120 Street on the south, SW 157 Avenue/C-1W Black Creek Canal on the west, Hammocks Boulevard on the north and theoretical SW 150 Avenue on the east, as illustrated in Exhibit 1 attached to this Report.

The 2007 Project is wholly contained within the plat for Century Gardens at Tamiami, recorded at PB 166, PG 99 of the Official Records of Miami-Dade County (the "County"). Refer to Exhibit 2.

Except for the turn lanes at SW 120 Street, the 2014 and 2018 Projects are wholly contained within the plat for Garden Estates at the Hammocks recorded at PB 170, PG 60 of the public records of Miami-Dade County (the "County"). Refer to Exhibit 3.

The 2017 Project is located within the Gardens Estates At The Hammocks Amended plat recorded at PB 172, PG 50 (formerly Tract "B" of Gardens Estates at the Hammocks recorded at PB 170, PG 60). Refer to Exhibit 3.

**Portions of the 2007, 2014, 2017 and 2018 Projects Owned by the CDD as of the Date of this Report.**

1. **General.** The public improvements described in the 2007, 2014, 2017 and 2018 Project Engineer's Reports were completed and then were either kept by the CDD or transferred to other entities for ownership and maintenance as described below. Refer to Exhibits 2 and 3 for their location.
2. **Roadway Improvements.**
  - a. The onsite road improvements of the 2007 Project and described in Special Warrant Deed dated October 25, 2007, recorded at ORB 26025 PG, 777 are owned by the CDD and maintained by the CDD. They are in Tract "E". Refer to Exhibit 2.
  - b. The onsite roads of the 2014 and 2017 Projects are divided in terms of ownership and maintenance as follows: The municipal roads located in the single-family homes area of the expansion area and the road within the right of way of SW 151 Court, were completed and conveyed to Miami-Dade County. The CDD roads within the townhomes area were completed and are owned and maintained by the District. The roads within Gardens Estates At The Hammocks Amended PB 172, PG 50 (Formerly Tract "B") were completed and are owned and maintained the CDD on land owned by Gardens by the Hammocks Homeowners Association, Inc. The CDD was granted an easement over the HOA property in order to own

and maintain the roads. The grant of easement was recorded at ORB 30828, PG 4068. Refer to Exhibit 3.

**3. Stormwater Management and Drainage Improvements.**

- a. The drainage improvements of the 2007 Project are located within the bounds of the legal description found in Special Warranty Deed recorded at ORB 26025, PG 777, are owned by the CDD.
- b. The drainage improvements of the 2014 and 2017 Projects are divided in terms of ownership and maintenance as follows: The drainage improvements within the municipal roads located in the single-family homes area of the expansion area and within the right of way of SW 151 Court, were completed and conveyed to Miami-Dade County. The CDD drainage improvements within the CDD roads within the townhomes area were completed and are owned and maintained by the District. The drainage improvements in the roads within Gardens Estates At The Hammocks Amended PB 172, PG 50 (Formerly Tract “B”) were completed and are owned and maintained the CDD on land owned by Gardens by the Hammocks Homeowners Association, Inc. The CDD was granted and easement over the HOA property in order to own and maintain the drainage improvements. The grant of easement was recorded at ORB 30828, PG 4068.

**4. Water Distribution and Sanitary Sewer Improvements.** All the water and sewer improvements within the 2007, 2014, 2017 and 2018 Projects were conveyed to Miami-Dade Water and Sewer Department (“WASD”) for ownership and maintenance.

**5. Public Park, Landscape Tracts and Entrance Features.** The District transferred the park to the County and retained maintenance responsibility. The District owns and maintains thirteen landscape tracts in the single-family homes and townhomes areas. The District owns and maintains landscape tracts where the entry features are located (Tracts “D”, “J” and “L” of Garden Estates at the Hammocks PB 170, PG 60) and Tract S of Gardens Estates At The Hammocks Amended PB 172, PG 50. The District also has an easement to maintain the entry feature on Tract R of Gardens Estates At The Hammocks Amended PB 172, PG 50.

**6. Landscaping Irrigation System.** The District acquired the pump station located in the clubhouse site area and the irrigation distribution system within the townhomes area and the SW 151 Court right of way. The District entered into an agreement with the HOA to share maintenance responsibilities of the irrigation system improvement.

**7. The Clubhouse.** The District owns and maintains the clubhouse facilities located in Tract M of Garden Estates at the Hammocks PB 170, PG 60.

**State of the Properties and Improvements Currently Owned by the District**

- 1. Roadway Improvements.** The roads throughout the 2007, 2014, 2017 and 2018 Projects were completed and are in good working order and condition. The CDD is responsible for the roads within the 2007 Project area and the townhomes area of the 2014 and 2017 Projects. The County is responsible for the roads in the single-family homes area of the expansion area of the CDD.

2. **Stormwater Management and Drainage Improvements.** The drainage improvements for the 2007, 2014, 2017 and 2018 Projects were completed and are in good working order and condition. The CDD is responsible for the drainage system in the Original Project, as well as, in the townhomes area and Gardens Estates At The Hammocks Amended PB 172, PG 50 of the expansion area. The County is responsible for the single-family homes area of the expansion area.
3. **Water Distribution and Sanitary Sewer Improvements.** The completed water and sewer improvements were conveyed in good working order and condition to WASD for ownership and maintenance, consequently, the CDD did not have to allocate funds in its annual budget for maintenance.
4. **Public Park and Landscape Tracts.** The public park and landscape tracts are in good working order and condition. The District has included funds in its Fiscal Year budget for public park and landscape tracts, entrance features and perimeter wall maintenance.
5. **Clubhouse.** The clubhouse is in good working order and condition. Refer to the budget link in the section below for a full breakdown of the clubhouse maintenance categories.

#### Estimated Maintenance Costs for District-Owned Infrastructure

1. **General.** The CDD proposed budget for Fiscal Year 2024-2025 has the following amounts for maintenance expenditures:

2024-2025 Budget for Maintenance	
Engineering – Annual Reports/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>

For more detailed information on the 2024-2025 Fiscal Year Budget, including a full breakdown of the clubhouse budget, please visit the District's website at the following link:

<https://centurygardenstamiamicdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for future maintenance budgets:

**2. District Roads, 2007 Project (all roads within), 2014 and 2017 Projects (roads in the townhomes and former Tract B areas)**

Funds will be needed to replace the wearing roadway asphalt layer in about 13 years for the 2007 Project and about 20 years for the 2014 and 2017 Projects, when the asphalt has reached its estimated 30-year service life. Funds will also be needed to update signs and markings on the roadways in about 3 years for the 2007 Project and about 8 years for the 2014 and 2017 Projects, and subsequently restored approximately every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense yearly, or to pay a lump sum amount at the end of the asphalt service life. The tables below provide the estimated future replacement costs and the estimated annual contributions over the remaining service life to fund the expenses. The calculations below assume an annual interest rate of 0.25%. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Century Gardens at Tamiami CDD - 2007 Project									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2007	2037	2024	13	51,400	\$8.00	\$411,200	\$623,790	0.25%	\$47,268
* Using Florida Department of Transportation Inflation Factors									

Century Gardens at Tamiami CDD - 2007 Project									
Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2027	2024	3	51,400	\$1.00	\$51,400	\$56,129	0.25%	\$18,663
* Using Florida Department of Transportation Inflation Factors									



Century Gardens at Tamiami CDD - 2014 & 2017 Projects (Townhomes Area, Incl. Tract B)									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2014	2044	2024	20	19,313	\$8.00	\$154,504	\$295,257	0.25%	\$14,415
* Using Florida Department of Transportation Inflation Factors									

Century Gardens at Tamiami CDD - 2014 & 2017 Projects (Townhomes Area, Incl. Tract B)									
Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2032	2024	8	19,313	\$1.00	\$19,313	\$24,817	0.25%	\$3,075
* Using Florida Department of Transportation Inflation Factors									

### 3. Stormwater Drainage, 2007 Project (all roads within), 2014 and 2017 Projects (roads in the townhomes and former Tract B areas)

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service all the drainage structures and pipes in the District less the ones in the Single-Family Homes area and 151 Ct, for which the County is responsible. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors.

Drainage 2007, 2014, and 2017 Projects Less The Single Family Area By The County									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
277	13660	56					\$225.00	\$6.70	\$31,000
			56				\$230.00	\$6.90	\$31,800
				56			\$235.00	\$7.40	\$33,400
					56		\$240.00	\$8.10	\$35,600
						56	\$245.00	\$9.20	\$38,900

**Public Liability and Property Damage Insurance Carried by the District**

The District currently carries General Liability, Property, Inland Marine, Hired Non-Owned Auto, Employment Practice Liability, Public Officials Liability and Deadly Weapon Protection under Agreement Number 100123024 of Florida Insurance Alliance. The premium of the policy is \$28,829 and covers the period between October 1, 2023 and October 1, 2024. The CDD has included enough funds in its Fiscal Year 2024-2025 budget to cover the insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the 2007, 2014, 2017 and 2018 Engineer's Reports and public documents available.

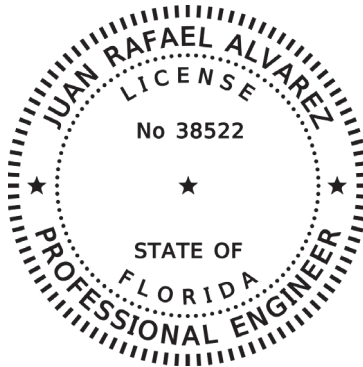
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at [Juan.Alvarez@Alvarezeng.com](mailto:Juan.Alvarez@Alvarezeng.com)

Sincerely,  
**Alvarez Engineers, Inc.**

Juan R Alvarez

Digitally signed by Juan R  
Alvarez  
Date: 2024.06.14 17:32:51  
-04'00'

Juan R. Alvarez, PE  
District Engineer  
Date: June 14, 2024



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on June 14, 2024.

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

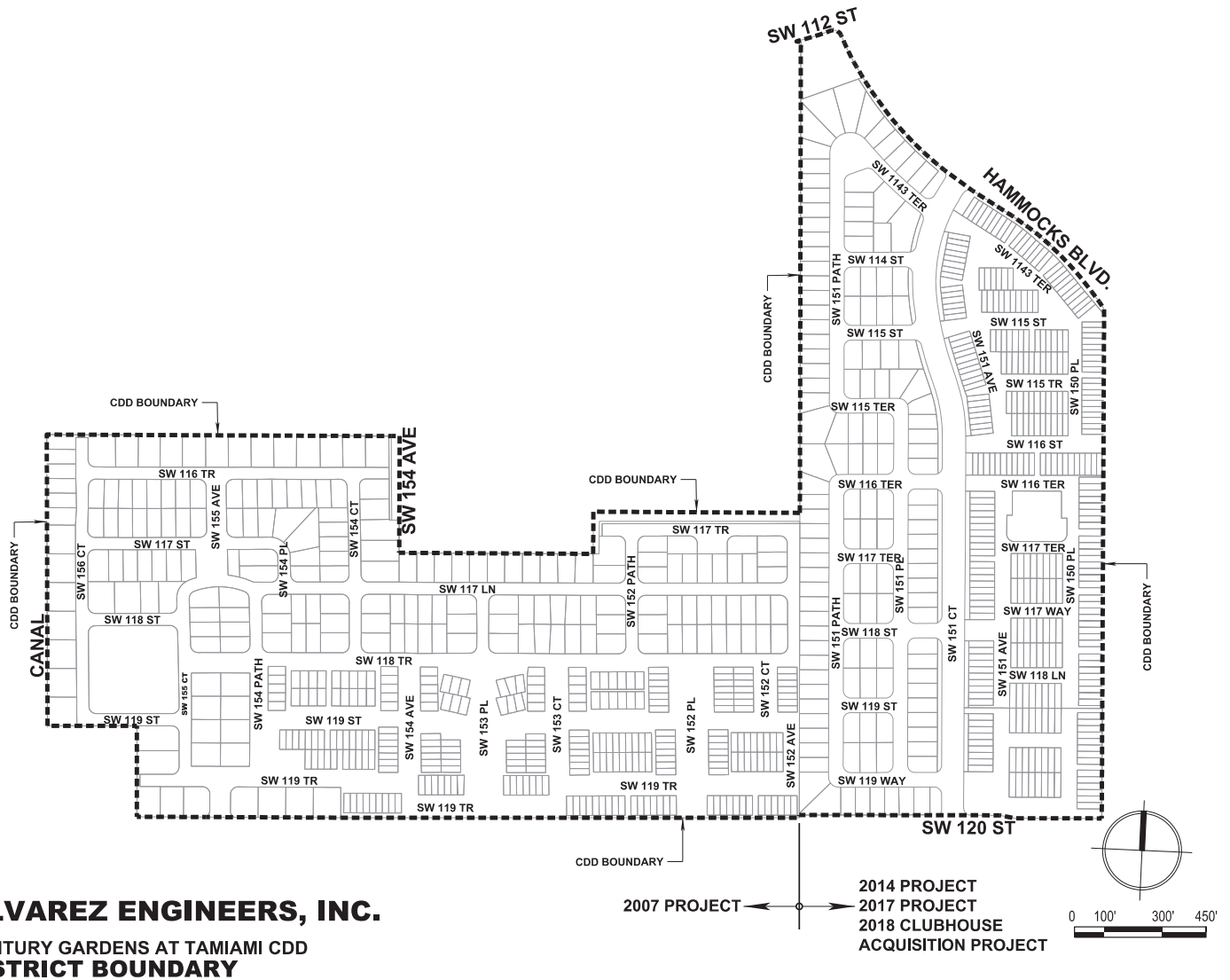
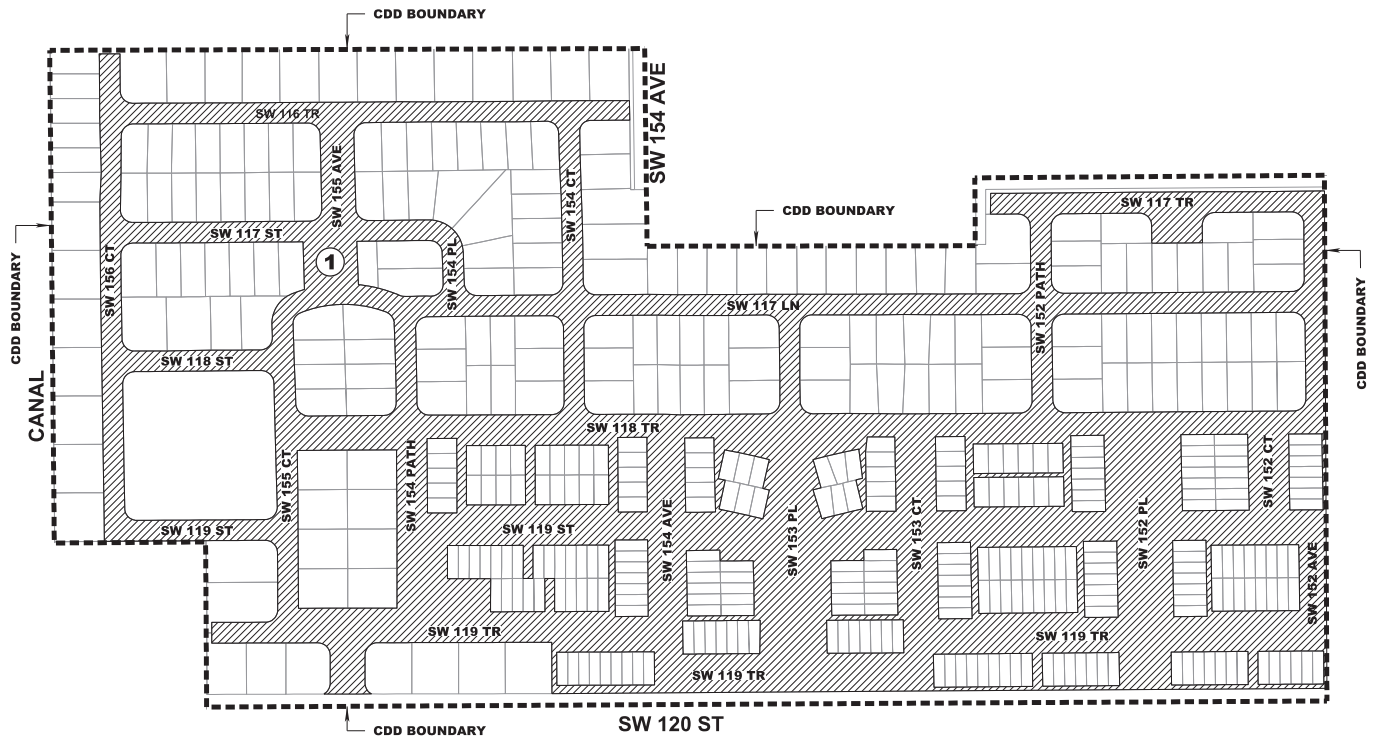


EXHIBIT 1



① CDD OWNERSHIP  
 PORTION OF TRACT "E" (PB 166, PG 99)  
 FOLIO 30-5909-048-4510  
 ORB 26025, PG 777  
 CATEGORY: INTERIOR ROADS AND DRAINAGE

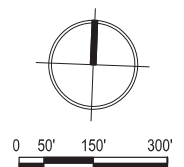
LEGEND:  
 ORB: OFFICIAL RECORD BOOK  
 PB: PLAT BOOK  
 PG: PAGE  
 QCD: QUIT CLAIM DEED  
 SWD: SPECIAL WARRANTY DEED

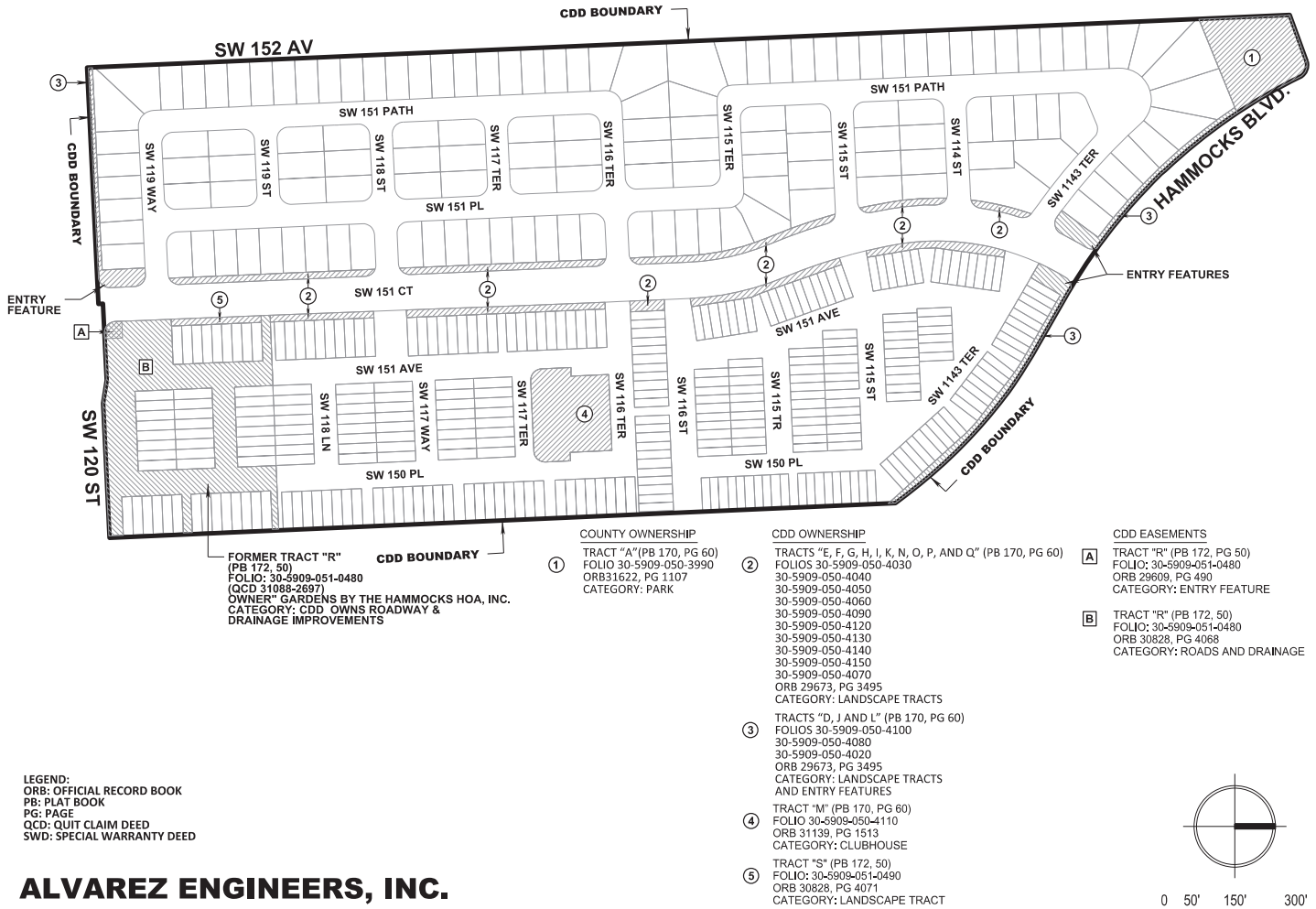
**ALVAREZ ENGINEERS, INC.**

**CENTURY GARDENS AT TAMIAMI CDD  
 CDD LAND OWNERSHIP**

**DETAIL OF 2007 PROJECT**

**EXHIBIT 2**





# ALVAREZ ENGINEERS, INC.

## CENTURY GARDENS AT TAMIAMI EXPANSION CDD CDD LAND OWNERSHIP AND EASEMENTS

### DETAIL OF 2014, 2017 AND 2018 PROJECTS

EXHIBIT 3

6/10/2024 \\Aes-dc-12\datos\Alvarez Data\PROJECTS\140301 - Century Gardens at Tamiami Expansion\Yearly Reports\2024 Report\001-CADD\EXHIBIT-04.dgn

## MEMORANDUM

TO: District Manager

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

DATE: July 12, 2024

RE: 2024 Legislative Update

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

**1. Chapter 2024 – 136, Laws of Florida (HB 7013).** The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

### **Performance Measures and Standards**

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

**2. Chapter 2024 – 80, Laws of Florida (HB 433).** The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements<sup>1</sup> for their direct employees. Effective September 30, 2026, the law amends Florida’s wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.

**3. Chapter 2024 – 204, Laws of Florida (HB 149).** The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.

**4. Chapter 2024 – 202, Laws of Florida (HB 59).** The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA’s rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA’s declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

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<sup>1</sup> A standard to control an employee’s exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

**5. Chapter 2024 – 221, Laws of Florida (HB 1203).** The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.

**6. Chapter 2024 – 44, Laws of Florida (HB 621).** The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.

**7. Chapter 2024 – 147, Laws of Florida (SB 7020).** The legislation amends section 1.01, F.S., the statute defining “registered mail,” to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of “registered mail” now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, “return receipt requested” is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.

**8. Chapter 2024 – 263, Laws of Florida (HB 321).** This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties<sup>2</sup>. However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

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<sup>2</sup> The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years’ imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida’s Litter Law.



- “Dump,” specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- “Litter,” explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

## MEMORANDUM

TO: District Manager

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

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

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As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

**Chapter 2024 – 184, Laws of Florida (HB 7063).** The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

## **AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

In compliance with Section 787.06 (13), Florida Statutes, this attestation must be completed **by an officer or representative of a nongovernmental entity** that is executing, renewing, or extending a contract with \_\_\_\_\_ Community Development District (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. Neither the Nongovernmental Entity nor any of its subsidiaries or affiliates uses coercion for labor or services, as such italicized terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

2. If, at any time in the future, the Nongovernmental Entity uses coercion for labor or services, it will immediately notify the Governmental Entity, and no contracts may be executed, renewed, or extended between the parties.

3. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

4. The Affiant is authorized to execute this Affidavit on behalf of the Nongovernmental Entity.

FURTHER AFFIANT SAYETH NAUGHT.

NONGOVERNMENTAL ENTITY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_, 20\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

SWORN TO (or affirmed) and subscribed before me by means of [\_\_\_\_] physical presence or [\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ in his/her capacity as \_\_\_\_\_ for \_\_\_\_\_ (name of Nongovernmental Entity).

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_ Personally Known OR  
\_\_\_\_ Produced Identification

\_\_\_\_\_  
Type of Identification Produced