

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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AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami 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
REVENUES			
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
TOTAL REVENUES	\$ 1,656,898	\$ 1,699,662	\$ 1,699,608
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 96,931	\$ 91,652	\$ 86,958
MAINTENANCE EXPENDITURES			
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
TOTAL MAINTENANCE EXPENDITURES	\$ 38,900	\$ 30,995	\$ 18,842
TOTAL CLUBHOUSE EXPENDITURES	\$ 423,483	272,764	223,930
TOTAL EXPENDITURES	\$ 559,314	\$ 395,411	\$ 329,730
REVENUES LESS EXPENDITURES	\$ 1,097,584	\$ 1,304,251	\$ 1,369,878
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)
BALANCE	\$ (46,984)	\$ 144,013	\$ 209,640
County Appraiser & Tax Collector Fee	(33,128)	(11,799)	(11,799)
Discounts For Early Payments	(66,257)	(62,411)	(62,411)
EXCESS/ (SHORTFALL)	\$ (146,369)	\$ 69,803	\$ 135,430
Carryover From Prior Year (Operating)	46,240	46,240	0
Carryover From Prior Year (Clubhouse)	100,129	100,129	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 216,172	\$ 135,430

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
CLUBHOUSE REVENUES			
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
Total Clubhouse Revenues	\$ 343,994	\$ 344,642	\$ 344,642
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
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
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 423,483	\$ 272,764	\$ 223,930
Clubhouse Revenues Less Expenditures	\$ (79,489)	\$ 71,878	\$ 120,712
County Appraiser & Tax Collector Fee	(6,880)	(2,454)	(2,454)
Discounts For Early Payments	(13,760)	(12,981)	(12,981)
Excess/ (Shortfall)	\$ (100,129)	\$ 56,443	\$ 105,277
Carryover From Prior Year	100,129	100,129	0
Net Excess/ (Shortfall)	\$ -	\$ 156,572	\$ 105,277

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

	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
REVENUES			
Interest Income	100	21,830	21,795
NAV Tax Collection	405,688	411,243	411,243
Total Revenues	\$ 405,788	\$ 433,073	\$ 433,038
EXPENDITURES			
Principal Payments	140,000	140,000	140,000
Interest Payments	255,350	257,550	257,550
Bond Redemption	10,438	0	0
Total Expenditures	\$ 405,788	\$ 397,550	\$ 397,550
Net Excess/ (Shortfall)	\$ -	\$ 35,523	\$ 35,488

FUND BALANCE AS OF 9/30/23	\$504,506
FY 2023/2024 ACTIVITY	\$35,523
FUND BALANCE AS OF 9/30/24	\$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

	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
REVENUES			
Interest Income (2016)	100	21,240	21,208
NAV Tax Collection	411,631	417,267	417,267
Total Revenues	\$ 411,731	\$ 438,507	\$ 438,475
EXPENDITURES			
Principal Payments (2016)	245,000	245,000	245,000
Interest Payments (2016)	166,200	170,263	170,263
Bond Redemption	531	0	0
Total Expenditures	\$ 411,731	\$ 415,263	\$ 415,263
Net Excess/ (Shortfall)	\$ -	\$ 23,244	\$ 23,212

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

	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
REVENUES			
Interest Income (2017)	100	2,270	2,253
NAV Tax Collection	39,905	40,452	40,452
Total Revenues	\$ 40,005	\$ 42,722	\$ 42,705
EXPENDITURES			
Principal Payments (2017)	14,000	14,000	14,000
Interest Payments (2017)	25,183	25,419	25,419
Bond Redemption	822	0	0
Total Expenditures	\$ 40,005	\$ 39,419	\$ 39,419
Net Excess/ (Shortfall)	\$ -	\$ 3,303	\$ 3,286

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

	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
REVENUES			
Interest Income (2018)	100	17,400	17,369
NAV Tax Collection	287,344	291,276	291,276
Total Revenues	\$ 287,444	\$ 308,676	\$ 308,645
EXPENDITURES			
Principal Payments (2018)	105,000	105,000	105,000
Interest Payments (2018)	178,494	180,069	180,069
Bond Redemption	3,950	0	0
Total Expenditures	\$ 287,444	\$ 285,069	\$ 285,069
Net Excess/ (Shortfall)	\$ -	\$ 23,607	\$ 23,576

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	