



**CENTURY GARDENS AT TAMAMI  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 28, 2025  
6:15 P.M.**

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

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

305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CENTURY GARDENS AT TAMIAMI**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Gardens by the Hammocks Clubhouse Meeting Room  
15080 S.W. 116<sup>th</sup> Terrace, Miami  
Florida 33196  
**REGULAR BOARD MEETING**  
**April 28, 2025**  
**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
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- G. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting FY 2025/2026 Proposed Budget.....Page 11
  - 2. Consider Approval of American Pool Clubhouse Pool Proposal for Complete Pentair Filter Replacement.....Page 22
  - 3. Consider Approval of American Pool Clubhouse Spa Proposal for Complete Pentair Filter Replacement.....Page 23
- H. Old Business
- I. Ratification & Approvals (*Actions to be taken collectively via one Motion*)
  - 1. Ratify and Approve American Pool WO234029 for Spa Blower Replacement.....Page 24
  - 2. Ratify and Approve The Fitness Solution, Inc. Est. 28900 for Gym Equipment Treadmill Repair.....Page 26
  - 3. Ratify and Approve Arking Solutions Clubhouse Small Project Paver Repairs.....Page 27
  - 4. Ratify and Approve Turf Management Clubhouse Irrigation Repairs.....Page 46
  - 5. Ratify and Approve Alfresco Air Replacement of Air Handler in the Clubhouse Gym.....Page 47
- J. Administrative & Operational Matters
  - 1. Consider Ratification of Clubhouse Expenditures.....Page 48
- K. Property Manager Updates
  - 1. Property Manager Report to be Distributed Under Separate Cover
- L. District Counsel Report
- M. Board Members’ Comments
- N. Adjourn



The Beaufort Gazette  
 The Belleville News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142031	602844	Print Legal Ad-IPL01995850 - IPL0199585	Fiscal Year 2024/2025 Me	\$789.85	2	53 L

**Attention:** Laura J. Archer

Century Gardens at Tamiami Community Development District  
 c/o Special District Services, Inc.  
 2501A Burns Road  
 Palm Beach Gardens, Florida 33410  
 LArcher@sdsinc.org

**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  
 IPL0199585  
 Oct 18 2024

**PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/18/24

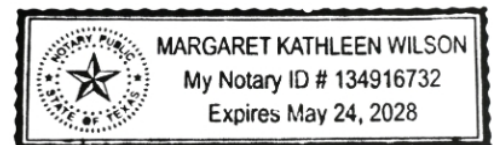
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 18th day of October in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
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**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 24, 2025**

**A. CALL TO ORDER**

The February 24, 2025, Regular Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:16 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 Herald* on October 18, 2025, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisors Tarik Djemil and Max Riveros constituted a quorum and it was in order to proceed with the meeting.

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. CONSIDER RESIGNATION OF BOARD MEMBER**

Mrs. Perez advised that she had received a letter of resignation from Supervisor Alvaro Cabrera and presented the same. She noted the effective date was July 17, 2024.

A <b>MOTION</b> was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed accepting Alvaro Cabrera’s resignation from Seat No. 4, effective July 17, 2024, and simultaneously declaring a vacancy in Seat No. 4.
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**E. DECLARE VACANCIES IN SEATS 3, 4 AND 5**

Mrs. Perez announced that Seats 3, 4 and 5 were up for election as the terms expired in November 2024 and pursuant to the 2024 General Election results, no one had qualified for those seats.

**Seat #3**

Seat #3 is held by holdover Tarik Djemil who had not qualified, therefore, pursuant to Section 190.006, Florida Statutes, incumbents will serve no longer than ninety (90) days from November 5, 2024, or until an appointment to the vacancy has been made.

Mrs. Perez stated that since no candidates had qualified for Seat #3 during the qualifying period for election, it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed declaring a vacancy in Seat No. 3.

A **MOTION** was then made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed appointing Tarik Djemil to fill the vacancy and unexpired term of office in Seat No. 3, which term expires in 2028.

#### **Seat #4**

Seat #4 - No one qualified for this Seat via the 2024 General Election process and the same was declared vacant earlier in the meeting while accepting Mr. Cabrera's resignation.

#### **Seat #5**

Seat #5 held by Max Riveros had not qualified . Since no candidates had qualified for Seat #5, it would be in order to declare a vacancy in said seat.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed declaring a vacancy in Seat No. 5.

A **MOTION** was then made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed appointing Sandi Max Riveros to fill the vacancy and unexpired term of office in Seat No. 5, which term expires in 2028.

### **F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Mrs. Perez, Notary Public in the State of Florida, administered the Oath of Office to Tarik Djemil and Max Riveros, who were provided with the standard New Board Member package outlining responsibilities and duties and containing all the appropriate forms to be completed and submitted. An electronic Form 1-2024 is due to the Supervisor of Elections' Office within 30 days. An updated copy of the Florida Commission on Ethics was also provided to the newly appointed Board Members.

### **G. ELECTION OF OFFICERS**

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

The following slate of officers was nominated:

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

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

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

Consider Gym Hours Change was added under New Business.

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

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

**J. APPROVAL OF MINUTES**

**1. June 24, 2024, Public Hearing & Regular Board Meeting**

Mrs. Perez presented the minutes of the June 24, 2024, Public Hearing & Regular Board Meeting.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the minutes of the June 24, 2024, Public Hearing & Regular Board Meeting, as presented.

**K. NEW BUSINESS**

**1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mrs. Perez presented Resolution No. 2025-01, entitled:

**RESOLUTION NO. 2025-01**

**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.**

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2024. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed adopting Resolution No. 2024-05, adopting a Fiscal Year 2023/2024 Amended Budget.

**2. Consider Resolution No. 2025-02 – Adopting Goals and Objectives**

Mrs. Perez presented Resolution No. 2025-02, entitled:

**RESOLUTION 2025-02**

**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.**

Mr. George provided an overview of the Resolution Adopting Goals and Objectives.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously adopting Resolution No. 2025-02, as presented.

### **3. Consider Resolution No. 2025-03 – Registered Agent Change**

Resolution No. 2025-03 was presented, entitled:

#### **RESOLUTION 2025-03**

**A RESOLUTION OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

Mr. George provided an explanation, noting that Dennis Lyles had retired and that Michael J. Pawelczyk would assume this role, upon approval.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously adopting Resolution No. 2025-03, as presented.

### **4. Announce Changes to Castle Group On-Site Clubhouse Staff**

Mrs. Perez advised that the Assistant Manager Jessenia Fiallo had resigned in December 2024 and Marlys Bejerano had also resigned at the end of January 2025. Since then, it has been determined that the Assistant Manager position would no longer be necessary. Instead, Property Manager Julia Barrios would assume a more active role and would be given an increase, effective January 20, 2025, which will not alter the current budgeted amount.

As per my discussion with Julia, the Association will add additional maintenance service hours and certain services will be provided to the District at no additional cost.

### **5. Consider Castle Group Amendment for Staff Services and Pay Rates**

Presented in the meeting book was a draft of the 3<sup>rd</sup> Amendment for Board consideration.

The proposed salary increase was effective January 20, 2025. With the proposed increase and the elimination of the Admin position, the CDD will have a total savings of \$9,880.25.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the 3<sup>rd</sup> Amendment to Staff Services and Pay Rates, as presented.

## 6. Consider Audit Renewal

Mrs. Perez advised that at the November 18, 2021, Board 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 fee for the 9-30-2021 audit was \$5,400; the fee for the 9-30-2022 audit was \$5,600; and the fee for the 9-30-2023 audit was \$5,800. The proposed fee 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; they recommend that the Board approve the renewal option for the fiscal year ending 9-30-2024 and 9-30-2025 audits with Grau & Associates.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed approving the 2-year audit renewal option with Grau & Associates for the fiscal years ending 9-30-2024 and 9-30-2025; further approving the proposed fee for the 9-30-2024 audit in the amount of \$6,000 and the proposed fee for the 9-30-2025 audit which is \$6,200; and further authorizing District management to negotiate to lower the amount if possible.

## 7. Consider Clubhouse Interior Painting Project Proposals

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the engagement of services from Elite Property Services for the interior painting of the Clubhouse in the amount of \$3,900 and simultaneously directing District Counsel to prepare an agreement for electronic finalization.

## 8. Consider American Pool Services 2<sup>nd</sup> Amendment to Increase Service Rate

American Pool notified Julia of a request for an increase to the District's monthly pool and spa maintenance contract. The District's current monthly rate is \$1,150. They are increasing the monthly payment to \$1,200, effective January 1, 2025. Julia checked with other companies and recently received a proposal in the monthly range of \$1,850 for the same services.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the 2<sup>nd</sup> Amendment to the Service Agreement between the District and APS OF HOLLYWOOD, LLC, a Florida limited liability company doing business as AMERICAN POOL SERVICE; and further accepting the requested monthly increase for services in the amount of \$1,200 and extending the agreement terms to renew automatically.

## 9. Consider American Pool Clubhouse Pool Proposal for Complete Pentair Filter Replacement

This agenda item was tabled and Ms. Barrios was asked to obtain additional information prior to Board consideration.

## 10. Consider American Pool Clubhouse Spa Proposal for Complete Pentair Filter Replacement

This agenda item was tabled and Ms. Barrios was asked to obtain additional information prior to Board consideration.



**11. Clubhouse Pool Deck Paver Repair Project**

**a. Consider Turf Proposal for Root Barrier Installation**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the turf proposal in the amount of \$5,890 for root barrier installations, as presented.

**b. Consider Proposal for Clubhouse Pool Deck Paver Repairs**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the engagement of services with Cricket Pavers in the amount of \$9,000 for repairs to the Clubhouse pool deck pavers and simultaneously directing District Counsel to prepare an agreement for electric finalization, as presented.

**12. Clubhouse Security Services**

**a. Consider Cancellation of Gardaworld Security Services**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously to terminate the services provided by Gardaworld pursuant to the terms in Section 15 of the agreement by providing at least 15 days' written notice and directing District Counsel to send the notice as required on behalf of the District.

**b. Consider Regions Security Services Proposal**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the Regions Security Services Proposal dated January 10, 2025 providing hourly rates and simultaneously directing District Counsel to prepare an agreement for electronic finalization, as presented.

**c. Consider Acceptance of Regions Security Services Clubhouse & Pool Post Orders**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously accepting the Regions Security Services Clubhouse and Pool Post Orders, as presented.

**13. Consider Fitness Center Hours Change**

Ms. Barrios brought to District management's attention late last week that many owners in the District would prefer the Fitness Center operating hours be changed to 5 a.m. until 10 p.m. Ms. Barrios does not have any issues with said change and added that onsite security services are provided by the Association during those hours and they monitor the Clubhouse. She noted that District policy allows the hours to be changed by the District Manager at reasonable discretion. If approved, the new hours could be posted at the entrance of the gym and an e-mail blast sent to residents advising of the new Fitness Center operating hours could be forwarded by way of the Association.

**Office:**

Monday - Friday: 9:00 a.m. to 6:00 p.m.  
Saturday-Sunday: Closed

**Fitness Center:**

Monday – Friday: 5:00 a.m. to 10:00 p.m.  
Saturday – Sunday: 5:00 a.m. to 10:00 p.m.

**Pool & Spa:**

Monday - Friday: 10:00 a.m. to 8:00 p.m.

Saturday – Sunday: 10:00 a.m. to 8:00 p.m.

All hours are subject to change by the District Manager.

Holidays: Office CLOSED ON New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and the day after Thanksgiving Day; and Christmas Day.

**L. OLD BUSINESS**

**1. Consider Ratification and Acceptance of American Pool Est. 232107 for Pool and Spa Filter Replacements**

American Pool Invoice # 658208 dated July 19, 2024, in the amount of \$1,466.20 for pool filters. It was added that this work had been completed.

**2. Consider Ratification and Acceptance of American Pool WO 139760 Pool Delamination Diamon Brite Repair Proposal**

American Pool WO 239760 in the amount of \$860 for Diamon Brite repairs that have already been completed.

**3. Consider Ratification and Approval of American Pool WO 249073 UV Tubing for Feeder Replacement**

American Pool WO 240973 in the amount of \$645 for the replacement of UV tubing for feeders. This work has since been completed.

**4. Consider Ratification and Approval of The Fitness Solution, Inc. Est. 27692 for Gym Equipment Repairs**

Fitness Solution, Inc. Est. 27692 dated September 27, 2024, in the amount of \$842.94 for gym equipment repairs, (*which was presented in the meeting materials*) and Mrs. Perez added Fitness Solution, Inc. Est. 27410 dated August 22, 2024, in the amount of \$685.50 (*which was provided as a handout*). Mrs. Perez added that the estimate work for both items had been completed.

**5. Consider Ratification and Approval of The Fitness Solution, Inc. Est. 28073 for Gym Equipment Repairs**

Fitness Solution, Inc. Est. 28073 in the amount of \$821.09 for gym equipment repairs. This work has since been completed.

**6. Consider Ratification and Approval of Pressure Clean Main Est. 2547 Clubhouse, Park Structures and Sidewalks**

Pressure Clean Man Agreement for pressure cleaning of the Clubhouse, the park, structures and sidewalks in the total amount of \$2,132.20. This work has since been completed.

**7. Consider Ratification and Approval of Regions Quote for Internet Router**

Regions Security proposal in the amount of \$616 to replace internet router and/or switch console that provides internet to the cameras and access control. Mrs. Perez added that this work had been completed.

## **8. Consider Ratification and Approval of Rodi Pest Control Service Agreement**

Mrs. Perez advised of the newly engaged Clubhouse pest control service agreement with RODI Pest Control in the annual amount of \$780, effective October 15, 2024, with no changes to the cost of the previous service provider, 1<sup>st</sup> Solutions Pest Control, who is no longer in business.

## **9. Consider Ratification and Approval of Turf Proposal Park and Clubhouse Playgrounds Mulch Installation**

Turf Proposal in amount of \$6,750 for Park and Clubhouse playground mulch installation. This work has since been completed.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving and ratifying the above Agenda Items L-1 through L-9, as presented.

## **M. ADMINISTRATIVE & OPERATIONAL MATTERS**

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

Presented in the meeting book were expenditures from October 2024 through January 2025 for Board consideration.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously ratifying and approving the Clubhouse Expenditures from October 2024 through January 2025, as presented.

### **2. Accept and Receive 2024 Engineer's Report**

Mrs. Perez presented the Annual Engineer's Report, which was provided in the meeting book for Board review.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed accepting and receiving the District's 2024 Annual Engineer's Report, as presented.

### **3. Announce Anti-Human Trafficking Affidavit of Compliance**

Mrs. Perez announced the required Affidavit of Compliance with Anti-Human Trafficking Laws pursuant to Section 787.06 (13), Florida Statutes, noting that this attestation must be completed by an officer or representative of a non-governmental entity that is executing, renewing, or extending a contract with any District and/or Governmental Entity and Mr. George expanded upon the same.

### **4. Announce Miami-Dade County Stormwater Management System Class V Permit Requirements**

There are new Miami-Dade County Stormwater Management Class 5 Permit requirements, changing the process in which districts can provide stormwater management services within Miami-Dade County and requiring the issuance of this permit. The District can no longer provide stormwater management cleaning services and/or repairs without said permit. Additionally, the permit requires reports to be issued for all services that are performed. This will be addressed in more detail by District Counsel during the District Counsel Report that is coming up later in the meeting.

**N. PROPERTY MANAGER UPDATES**

**1. Property Manager Report**

There was no Property Manager Report at this time.

**O. DISTRICT COUNSEL REPORT**

Provided via handout was a memorandum from Billing, Cochran, Lyles, Mauro & Ramsey, P.A. regarding legal requirements for Miami-Dade County CDDs owning/maintaining stormwater management systems and Mr. George provided an overview of the same. He recommended that the District Engineer review the items and provide the District with applicable direction.

**P. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Barrios noted that the gym equipment had been inspected, and it was determined that it was in good condition and has ongoing service maintenance that is being provided.

**Q. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier adjourning the meeting at 7:02 p.m. There were no objections.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 30, 2025 at 6:15 p.m. in the Garden by the Hammocks Clubhouse Meeting Room located at 15080 SW 116<sup>th</sup> Terrace, Miami, Florida 33196, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of April, 2025.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Century Gardens At Tamiami Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	53,318
Maintenance Assessments	41,383
Clubhouse Assessments	343,994
Debt Assessments (Series 2014 - Expansion Area)	431,583
Debt Assessments (Series 2016 - Original Units)	437,905
Debt Assessments (Series 2017 - Townhomes)	42,452
Debt Assessments (Series 2018 - Clubhouse)	305,685
Other Revenue	0
Other Revenue - Clubhouse	0
Interest Income	900
<b>TOTAL REVENUES</b>	<b>\$ 1,657,220</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering - Annual Report/Inspections	3,500
Park Landscaping Maintenance (Includes Mulch)	20,000
Park Maintenance & Equipment Reserve	9,000
Street/Roadway & Stormwater System Maintenance	4,000
Irrigation System Pump Station Maintenance	4,000
Field Operation Management	1,200
General Maintenance/Contingency	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 43,700</b>
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 399,376</b>
<b>ADMINISTRATIVE ASSESSMENTS</b>	
Supervisor Fees	1,500
Payroll Taxes - Employer	115
Management	36,144
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,200
Arbitrage Rebate Fees	1,300
Insurance	8,500
Legal Advertisements	2,500
Miscellaneous	750
Postage	550
Office Supplies	675
Dues & Subscriptions	175
Trustee Fees	17,000
Continuing Disclosure Fees	1,400
Website Management	2,000
Administrative Contingency	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 101,309</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 544,385</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 1,112,835</b>
Bond Payments (Series 2014 - Expansion Units)	(405,688)
Bond Payments (Series 2016 - Original Units)	(411,631)
Bond Payments (Series 2017 - Townhomes)	(39,905)
Bond Payments (Series 2018 - Clubhouse)	(287,344)
<b>BALANCE</b>	<b>\$ (31,733)</b>
County Appraiser & Tax Collector Fee	(33,126)
Discounts For Early Payments	(66,253)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (131,112)</b>
Carryover From Prior Year (Operating)	55,090
Carryover From Prior Year (Clubhouse)	76,022
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED PROPOSED BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	56,460	53,370	53,318	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	42,726	41,383	41,383	Expenditures/.94
Clubhouse Assessments	340,014	343,994	343,994	Expenditures/.94
Debt Assessments (Series 2014 - Expansion Area)	430,392	431,583	431,583	Payment To Trustee/.94
Debt Assessments (Series 2016 - Original Units)	437,801	437,905	437,905	Payment To Trustee/.94
Debt Assessments (Series 2017 - Townhomes)	47,639	42,452	42,452	Payment To Trustee/.94
Debt Assessments (Series 2018 - Clubhouse)	302,302	305,685	305,685	Payment To Trustee/.94
Other Revenue	0	0	0	Other Revenue
Other Revenue - Clubhouse	4,628	0	0	
Interest Income	40,358	600	900	Interest Estimated At \$75 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,702,320</b>	<b>\$ 1,656,972</b>	<b>\$ 1,657,220</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering - Annual Report/Inspections	2,295	3,500	3,500	No Change From 2024/2025 Budget
Park Landscaping Maintenance (Includes Mulch)	0	16,800	20,000	\$3,200 Increase From 2024/2025 Budget
Park Maintenance & Equipment Reserve	15,347	9,000	9,000	No Change From 2024/2025 Budget
Street/Roadway & Stormwater System Maintenance	0	4,000	4,000	No Change From 2024/2025 Budget
Irrigation System Pump Station Maintenance	0	2,400	4,000	\$1,600 Increase From 2024/2025 Budget
Field Operation Management	1,200	1,200	1,200	No Change From 2024/2025 Budget
General Maintenance/Contingency	0	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 18,842</b>	<b>\$ 38,900</b>	<b>\$ 43,700</b>	
<b>TOTAL CLUBHOUSE EXPENDITURES</b>	<b>\$ 229,760</b>	<b>\$ 416,709</b>	<b>\$ 399,376</b>	
<b>ADMINISTRATIVE ASSESSMENTS</b>				
Supervisor Fees	0	1,500	1,500	No Change From 2024/2025 Budget
Payroll Taxes - Employer	0	115	115	Supervisor Fees * 7.65%
Management	34,116	35,136	36,144	CPI Adjustments
Legal	7,980	14,000	14,000	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,800	6,000	6,200	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fees	1,300	1,300	1,300	Fees For Two Bonds (2014,2016) 2017 & 2018 Bonds Qualify For Small User Exception
Insurance	8,000	8,032	8,500	Insurance Estimate
Legal Advertisements	1,926	2,000	2,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	588	775	750	\$25 Decrease From 2024/2025 Budget
Postage	176	550	550	No Change From 2024/2025 Budget
Office Supplies	824	675	675	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	16,496	17,000	17,000	Trustee Fees For Four Bonds (2014,2016,2017,2018)
Continuing Disclosure Fees	1,400	1,400	1,400	Disclosure Fees For Four Bonds (2014,2016,2017,2018)
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	1,000	1,000	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 88,281</b>	<b>\$ 99,158</b>	<b>\$ 101,309</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 336,883</b>	<b>\$ 554,767</b>	<b>\$ 544,385</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 1,365,437</b>	<b>\$ 1,102,205</b>	<b>\$ 1,112,835</b>	
Bond Payments (Series 2014 - Expansion Units)	(411,243)	(405,688)	(405,688)	2026 Principal & Interest Payments
Bond Payments (Series 2016 - Original Units)	(417,267)	(411,631)	(411,631)	2026 Principal & Interest Payments
Bond Payments (Series 2017 - Townhomes)	(40,452)	(39,905)	(39,905)	2026 Principal & Interest Payments
Bond Payments (Series 2018 - Clubhouse)	(291,276)	(287,344)	(287,344)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 205,199</b>	<b>\$ (42,363)</b>	<b>\$ (31,733)</b>	
County Appraiser & Tax Collector Fee	(11,799)	(33,127)	(33,126)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(62,411)	(66,255)	(66,253)	Four Percent Of Total Assessment Roll
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 130,989</b>	<b>\$ (141,745)</b>	<b>\$ (131,112)</b>	
Carryover From Prior Year (Operating)	0	48,390	55,090	Carryover From Prior Year (Operating)
Carryover From Prior Year (Clubhouse)	0	93,355	76,022	Carryover From Prior Year (Clubhouse)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 130,989</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED EXPANSION AREA 2018 PROJECT BUDGET (CLUBHOUSE)**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 ACTUAL THROUGH MARCH 2025	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>					
Access Control	0	0	750	750	Access Control
Alarm Monitoring	899	466	1,000	1,000	Monitoring Of Clubhouse Fire & Security Alarm Systems
A/C Maintenance/Repairs	1,360	960	3,000	3,000	A/C Maintenance/Repairs
Gym Equipment Maintenance Reserve	2,477	2,364	6,000	6,000	Gym Equipment Maintenance Reserve
Telephone, Cable & Internet Service	3,257	1,561	3,800	3,800	No Change From 2024/2025 Budget
FPL Power	11,567	5,473	15,000	15,000	Electricity For Club Lighting, Pool, Cabana & Irrigation Pump
General Maintenance & Repairs	6,749	5,702	30,000	25,000	\$5,000 Decrease From 2024/2025 Budget
Insurance - Property/Casualty/Liability	20,829	21,950	24,326	24,326	Insurance Estimate - Property/Casualty/Liability
Irrigation Repairs & Maintenance	1,429	827	2,000	4,000	\$2,000 Increase From 2024/2025 Budget
Janitorial Services & Supplies	17,335	8,906	25,000	23,000	\$2,000 Decrease From 2024/2025 Budget
Landscape Maintenance (Mulch & Plant Replacement)	24,296	12,525	34,000	34,000	Landscape Maintenance (Mulch & Plant Replacement)
Management Fees (Castle)	13,402	8,261	15,000	15,000	Management Fees (Castle)
Office & Kitchen Supplies	1,628	686	1,800	1,800	No Change From 2024/2025 Budget
Payroll - Club Staff	69,626	28,142	85,000	75,000	\$10,000 Decrease From 2024/2025 Budget
Payroll - Club Staff Health Insurance	5,280	2,048	8,000	7,000	\$1,000 Decrease From 2024/2025 Budget
Pest Control - Interior & Exterior	525	260	1,200	1,200	Pest Control - Interior & Exterior
Pool & Spa Maintenance	24,238	11,173	30,000	30,000	Pool & Spa Maintenance
Printing & Postage	0	0	500	500	Printing & Postage
Property Taxes	0	0	1,000	1,000	Property Taxes
Water & Sewer	2,344	1,807	8,000	5,000	\$3,000 Decrease From 2024/2025 Budget
Computer Services	0	0	2,000	2,000	No Change From 2023/2024 Budget
Security	10,913	2,672	17,000	17,000	Security
Oversight & Financial Management	6,000	3,000	6,000	6,000	Oversight & Financial Management
Contingency/Reserve	5,606	0	25,000	20,000	Contingency/Reserve
Pool Equip, Room Roof Project Reserve	0	0	15,000	15,000	Pool Equip, Room Roof Project Reserve
Electrostatic Paint - Fences & Doors Project	0	0	0	0	Line Item Eliminated
Camera System Maintenance	0	1,375	3,000	3,000	Camera System Maintenance
Pool & Spa Diamond Brite Project Reserve	0	0	43,333	50,000	Increased - Three Year Project (Third Year)
Clubhouse & Mail Hut Roof Replacement Reserve	0	0	10,000	10,000	Eighteen Year Project (Third Year)
<b>TOTAL CLUBHOUSE OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>	<b>\$ 229,760</b>	<b>\$ 120,158</b>	<b>\$ 416,709</b>	<b>\$ 399,376</b>	
Carryover From Prior Year	0	0	93,355	76,022	Carryover From Prior Year
<b>TOTAL CLUB OPERATIONS &amp; MAINTENANCE EXPENDITURES</b>					
Operating Expenditures	229,760	120,158	323,354	323,354	\$726.64 Per Year * 445 Units = \$323,354
					Assessment Including Discounts & Fees (\$726.64/.94 =
					\$773.02 Per Year * 445 Units = \$343,994)

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2014) BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	24,156	400	1,200	Projected Interest For 2025/2026
NAV Tax Collection	411,243	405,688	405,688	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 435,399</b>	<b>\$ 406,088</b>	<b>\$ 406,888</b>	
<b>EXPENDITURES</b>				
Principal Payments	140,000	150,000	160,000	Principal Payment Due In 2026
Interest Payments	257,550	249,750	242,250	Interest Payments Due In 2026
Bond Redemption	0	\$ 6,338	\$ 4,638	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 397,550</b>	<b>\$ 406,088</b>	<b>\$ 406,888</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 37,849</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Bond Information**

Original Par Amount =	\$6,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2014		
Maturity Date =	November 2044		

Par Amount As Of 1-1-25 = \$4,995,000      Section Of District Obligated To Pay Series 2014 Bonds:  
Expansion Units

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2016) BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	22,991	400	1,200	Projected Interest For 2025/2026
NAV Tax Collection	417,267	411,631	411,631	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 440,258</b>	<b>\$ 412,031</b>	<b>\$ 412,831</b>	
<b>EXPENDITURES</b>				
Principal Payments	245,000	250,000	255,000	Principal Payment Due In 2026
Interest Payments	170,263	160,388	152,813	Interest Payments Due In 2026
Bond Redemption	0	1,643	5,018	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 415,263</b>	<b>\$ 412,031</b>	<b>\$ 412,831</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 24,995</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Refunding Information**

Original Par Amount =	\$5,860,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2016		
Maturity Date =	May 2037		
Par Amount As Of 1-1-25 =	\$4,260,000	Section Of District Obligated To Pay Series 2016 Bonds:	
		Original Units	

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2017) BUDGET**

CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	2,472	300	600	Projected Interest For 2025/2026
NAV Tax Collection	40,452	39,905	39,905	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 42,924</b>	<b>\$ 40,205</b>	<b>\$ 40,505</b>	
<b>EXPENDITURES</b>				
Principal Payments	14,000	15,000	15,000	Principal Payment Due In 2026
Interest Payments	25,419	24,623	24,023	Interest Payments Due In 2026
Bond Redemption	0	582	1,482	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 39,419</b>	<b>\$ 40,205</b>	<b>\$ 40,505</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 3,505</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2017 Bond Information**

Original Par Amount =	\$650,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.00% - 4.25%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	December 2017		
Maturity Date =	December 2047		
Par Amount As Of 1-1-25 =	\$560,000	Section Of District Obligated To Pay Series 2017 Bonds:	Tract B Townhomes

**DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2018) BUDGET**  
**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	19,223	400	1,200	Projected Interest For 2025/2026
NAV Tax Collection	291,276	287,344	287,344	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 310,499</b>	<b>\$ 287,744</b>	<b>\$ 288,544</b>	
<b>EXPENDITURES</b>				
Principal Payments	105,000	110,000	115,000	Principal Payment Due In 2026
Interest Payments	180,069	174,819	170,969	Interest Payments Due In 2026
Bond Redemption	0	2,925	2,575	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 285,069</b>	<b>\$ 287,744</b>	<b>\$ 288,544</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 25,430</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Information**

Original Par Amount =	\$4,850,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.00% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2018		
Maturity Date =	November 2048		
Par Amount As Of 1-1-25 =	\$4,260,000	Sections Of District Obligated To Pay Series 2018 Bonds:	Expansion Units & Tract B Townhomes

**Century Gardens At Tamiami Community Development District  
Assessment Comparison**

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
<u>Original Units</u>					
Administrative Assessment For 22' Townhomes	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90	\$ 59.85
Maintenance Assessment For 22' Townhomes	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
<u>Debt Assessment For 22' Townhomes</u>	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47	\$ 719.47
<b>Total</b>	\$ <b>825.94</b>	\$ <b>825.90</b>	\$ <b>825.88</b>	\$ <b>825.82</b>	\$ <b>825.77</b>
<u>Expansion Area Units</u>					
Administrative Assessment For Villas	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90	\$ 59.85
Maintenance Assessment For Villas	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Villas	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Villas	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
<u>Debt Assessment For Villas</u>	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68	\$ 744.68
<b>Total</b>	\$ <b>2,311.11</b>	\$ <b>2,311.07</b>	\$ <b>2,311.05</b>	\$ <b>2,310.99</b>	\$ <b>2,310.94</b>
<u>Tract B Townhomes</u>					
Administrative Assessment For Tract B Townhomes	\$ 89.85	\$ 91.00	\$ 93.37	\$ 93.31	\$ 93.26
Maintenance Assessment For Tract B Townhomes	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Tract B Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Tract B Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
<u>Debt Assessment For Tract B Townhomes</u>	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25	\$ 903.25
<b>Total</b>	\$ <b>2,503.09</b>	\$ <b>2,503.05</b>	\$ <b>2,503.03</b>	\$ <b>2,502.97</b>	\$ <b>2,502.92</b>
<u>Single Family Homes</u>					
Administrative Assessment For Single Family Homes	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90	\$ 59.85
Maintenance Assessment For Single Family Homes	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Single Family Homes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Single Family Homes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
<u>Debt Assessment For Single Family Homes</u>	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79	\$ 1,284.79
<b>Total</b>	\$ <b>1,391.26</b>	\$ <b>1,391.22</b>	\$ <b>1,391.20</b>	\$ <b>1,391.14</b>	\$ <b>1,391.09</b>

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

Community Information

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

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



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

Qty	Description	Price	Extended	Initial
2	Pool - Provide (2) complete Pentair CC420 cartridge filters	\$1,942.30	\$3,884.60	_____
1	Labor to replace the (2) CC420 filters assuming we will be able to reuse the current filter unions	\$795.00	\$795.00	_____
	If any plumbing is needed, this work will be additional			_____

We will be removing the existing filters and installing new. We assume no plumbing will need to be modified ( and if it is it would be additional. We would let you know before doing anything extra)  
 Warranty on the filter itself is a One (1) year Manufacturer warranty on parts and labor

**Tax:** \$0.00  
**Total:** \$4,679.60

AP WO 240096

**Accepted:**

\_\_\_\_\_  
 Owner/Agent  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Neil V Gates - President  
 Wednesday, February 26, 2025

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





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

Qty	Description	Price	Extended	Initial
1	Spa - Provide (1) complete Pentair CC320 filter	\$1,773.40	\$1,773.40	_____
1	Labor to replace the CC320 filter assuming we will be able to reuse the current filter unions	\$395.00	\$395.00	_____
	If any plumbing is needed, this work will be additional			_____

We will be removing the existing filters and installing new. We assume no plumbing will need to be modified ( and if it is it would be additional. We would let you know before doing anything extra)  
 Warranty on the filter itself is a One (1) year Manufacturer warranty on parts and labor

**Tax:** \$0.00  
**Total:** \$2,168.40

AP WO 240099

**Accepted:**

\_\_\_\_\_  
 Owner/Agent  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Neil V Gates - President  
 Wednesday, February 26, 2025

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



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

Qty	Description	Price	Extended	Initial
1	Spa - Provide 1.5 HP, 240v blower for the jets	\$318.90	\$318.90	<u>GP</u>
1	Provide misc materials to install the spa blower	\$95.00	\$95.00	<u>GP</u>
1	Labor to install the blower and check for proper operation	\$345.00	\$345.00	<u>GP</u>
AP WO 234029		<b>Tax:</b>	\$0.00	
		<b>Total:</b>	\$758.90	

Approved pursuant to the terms of the existing maintenance agreement.

Accepted: Gloria Perez  
Gloria Perez, District Manager

Neil Gates  
Neil Gates (Feb 26, 2025 11:40 EST)

Owner/Agent

Neil V Gates - President

Date: 02/26/2024

Wednesday, February 12, 2025

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







# CGT American Pool APPROVED Proposal Replace Spa Blower WO 234029 (\$758.90) 2025-02-26

Final Audit Report

2025-02-26

Created:	2025-02-26
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOdEQW4FeTRH3v1Y25_IrxAMwMAdGQEnE

## "CGT American Pool APPROVED Proposal Replace Spa Blower WO 234029 (\$758.90) 2025-02-26" History

-  Document created by Gloria Perez (gperez@sdsinc.org)  
2025-02-26 - 4:23:50 PM GMT
-  Document emailed to ngates@americanpool.com for signature  
2025-02-26 - 4:24:52 PM GMT
-  Email viewed by ngates@americanpool.com  
2025-02-26 - 4:38:47 PM GMT
-  Signer ngates@americanpool.com entered name at signing as Neil Gates  
2025-02-26 - 4:40:08 PM GMT
-  Document e-signed by Neil Gates (ngates@americanpool.com)  
Signature Date: 2025-02-26 - 4:40:10 PM GMT - Time Source: server
-  Agreement completed.  
2025-02-26 - 4:40:10 PM GMT



The Fitness Solution, Inc.  
 PO Box 260363  
 Pembroke Pines, FL 33026  
 Office: 9545054178

# Estimate

Date	Estimate #
3/7/25	28900

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
	mbejerano@castlegroup.com	786-732-4145		Net 30
Item	Description	Qty	Cost	Total
Parts	Parts- True treadmill sn/ 16-TCS491136H needs console repaired. Keys are stuck on console. This repair has NO WARRANTY. A new console is no longer available from True.	1	1,050.00	1,050.00
Installation- Parts Shipping & Handl...	Removal of console for repair/Installation of Parts Shipping & Handling charges for console		250.00 38.43	250.00 38.43
			<b>Subtotal</b>	\$1,338.43
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$1,338.43

Signature

*Gloria Perez*

info@TheFloridaFitnessSolution.com

**Please sign and return when approved.**

**SMALL PROJECT AGREEMENT  
(Clubhouse Paver Repairs – Walkway and Pool Deck)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 7 day of April, 2025, by and between:

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

and

**ARKING SOLUTIONS, INC.**, a Florida corporation, having as its principal business and mailing address, 18268 Southwest 3<sup>rd</sup> Street, Miami, Florida 33029 (the "Contractor").

**RECITALS**

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

**WHEREAS**, the District Board has determined that repairs and reinstallation of certain walkway and pool deck pavers are necessary at the Gardens by the Hammocks Clubhouse, located at 15080 S.W. 116th Terrace, Miami, Florida, within the District's boundaries (collectively, the "Project Area"); and

**WHEREAS**, the District desires to complete the paver repairs/reinstallation within the Project Area (the "Project"), which Project is more particularly described in the Contractor's Estimate dated February 5, 2025, attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

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

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

## SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits, documents, and instruments attached hereto and those incorporated herein by reference.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds, maintenance of traffic, and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein and in the Proposal.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work associated with the Project in a substantial and workmanlike manner.

F. Contractor shall perform all the work and labor pursuant to this Agreement and as required to complete the Project.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, rights-of-way, alleys, parkways, park properties and facilities, and adjacent property in connection with the Project and Contractor's performance of this Agreement, within and without the Project Area.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. Contractor shall be fully responsible for developing, maintaining, and implementing any plans required as part of the permitting process, if any, or in connection with the Contractor's work within the Project Area over which the Project is being constructed.

K. Authorized Representatives. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority.

(1) Contractor shall keep District informed in writing pursuant to the notice requirements provided herein of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the site of work at all times when work is actually in progress.

- (2) From the time of execution of the Agreement, the District shall have the right to remove the Contractor’s representative from the project for inappropriate behavior including, but not limited to, lack of concern for residents, or acting in an unprofessional manner (i.e. argumentative with residents or District’s representative and the use of foul or abusive language).
- (3) All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

L. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

M. Contractor shall be responsible for all materials required for this Project until such time as the Project is completed. The exception to this requirement is portion of the clay brick pavers to be provided for this Project by the District as described in the Proposal.

N. Prior to starting work on the Project, Contractor shall confirm, in writing, the paver pattern to be utilized for the Project with the District Manager.

**SECTION 3. COMPENSATION.** Upon Contractor’s completion of the entire Project described in this Agreement and in the Proposal, District agrees to compensate the Contractor in the total amount of **SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$7,500.00)**. Payments shall be made in accordance with the schedule below:

<b>Payment No.</b>	<b>Payment Due</b>	<b>Payment</b>
1	Completion of Project	\$7,500.00
<b>TOTAL</b>		<b>\$7,500.00</b>

It is further understood that District shall be responsible (at cost and with no mark-up, expediting fees, or other add-ons) for permit fees and MOT plans and barricades, if any are required by the Miami – Dade County, Florida (the “County”).

Payment of the Final Payment will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, the County, and any other applicable permitting agencies, and after the District has been reimbursed by the Contractor for any damages incurred by the District caused by the Contractor, its subcontractors, agents, and employees. If the District has not been reimbursed by the Contractor for such damages after fifteen (15) days notice of such damages, the District is authorized to withhold the damage amount from the Final Payment to Contractor. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule. This provision supersedes any payment schedule or plan set forth in the Proposal.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. TERM.** This Agreement shall commence upon receipt of a notice to proceed, which may be in the form of an email to Contractor, from the District Manager of the District and shall continue until the scope of work described herein and in the Proposal is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of Turtle Run and the general public utilizing the Turtle Run Boulevard right-of-way. The Project shall be completed within six (6) weeks after execution of this Agreement. Punch list items recorded as a result of inspections for Substantial Completion are to be corrected by the Contractor within ten (10) calendar days and prior to any request for Final Inspection, Testing and Acceptance.

**SECTION 6. EXAMINATION OF SITE.** Contractor agrees that it shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied itself from personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the compensation set forth herein.

**SECTION 7. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, their respective officers, agents, servants, employees, volunteers and representatives from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its officers, agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. The indemnification required pursuant to the



Agreement shall in no event be less than \$1 million per occurrence or no more than the limits of insurance required of the Contractor by the Agreement, whichever is greater. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 12 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

**SECTION 11. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by the District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. The warranty herein is in addition to any manufacturer's warranties on the improvements, material, or equipment installed as part of this Project. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

**SECTION 12. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

- (i) Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers'

Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

- (ii) Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

B. Prior to any work being performed pursuant to this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Century Gardens at Tamiami Community Development District** (defined to mean its officers, agents, employees, volunteers, and representatives) are additional insureds with respect to the required coverages and the operations of the Contractor.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. District and Contractor shall not continue to complete the Project required by this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements set forth in this Agreement.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. An insurance company shall issue the required insurance coverage authorized an licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

### **SECTION 13. CHANGES IN THE WORK.**

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

### **SECTION 14. REMEDY FOR DELAY.**

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(S) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

**SECTION 15. NOTICE.** All notices, consent and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class certified U.S. Mail, return receipt requested, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, to such other addresses as either party may designate by delivery of prior notice to the other party:

**DISTRICT:**                   **Century Gardens at Tamiami  
Community Development District**  
2501A Burns Road  
Palm Beach Gardens, Florida 33401  
Attention: District Manager

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

**CONTRACTOR:**           **Cricket Pavers, LLC**  
18268 Southwest 3<sup>rd</sup> Street  
Miami, Florida 33029  
Attention: Maria Camila Caballero, President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

**SECTION 16. PUBLIC RECORDS.**

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

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

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

**SPECIAL DISTRICT SERVICES, INC.  
2501A BURNS ROAD  
PALM BEACH GARDENS, FLORIDA 33410  
TELEPHONE: (305) 777-0761  
EMAIL: bbarba@sdsinc.org**

**SECTION 17. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section

448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 18. RESPONSIBLE VENDOR DETERMINATION.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**SECTION 19. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this contract be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 20. ENTIRE AGREEMENT; PRIOR AGREEMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 21. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 22. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 23. BONDING.** The District Board of Supervisors has waived the requirement for payment and performance bonds under Section 255.05, Florida Statutes.

**SECTION 24. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 25. CONFLICTS.** In the event of a conflict between any provision(s) of this main Agreement instrument and the terms and conditions of Exhibit A, or any part thereof, then the terms and conditions of this main Agreement instrument shall control.

**SECTION 26. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Miami – Dade County, Florida.

**SECTION 27. SCRUTINIZED COMPANY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
    - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
    - b. Have a material business relationship involving the supply of military equipment, or
    - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
    - d. Have been complicit in the genocidal campaign in Darfur.
  2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
    - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or

- b. Have made material investments with the effect of significantly enhancing Iran’s petroleum sector.

- 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 28. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

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



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

ATTEST:

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT  
DISTRICT**

*Gloria Perez*

\_\_\_\_\_  
Gloria Perez, District Manager  
(per Motion of the Board of Supervisors  
at its meeting of February 24, 2025)

WITNESSES:

**CONTRACTOR:**

**ARKING SOLUTIONS, INC., a Florida  
corporation**

*Julia Barrios*

\_\_\_\_\_  
[Julia Barrios \(Apr 7, 2025 11:07 EDT\)](#)

Julia Barrios  
[PRINT NAME OF WITNESS]

*Martha Arango*

By: [Martha Arango \(Apr 7, 2025 10:49 EDT\)](#)

Print name: Martha Arango

Title: President

7 day of April, 2025

*Ronald Galvis*

\_\_\_\_\_  
Ronald Galvis  
[PRINT NAME OF WITNESS]

**Exhibit A**

**Proposal**

February 5, 2025

**Att. Mrs. Julia Barrios  
Castle Group.  
Manager**

**Ref: GARDENS BY THE HAMMOCKS CLUB  
EXTERIOR PAVERS REPAIRS.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide  
POOLS DECK PAVERS REPAIRS.  
as per the site visit and list of activities.

**SCOPE OF WORK:**

Furnish Labor, Material & Tools.

Remove damaged pavers areas around the planters, pool access and pool equipment area.  
Compaction areas, provide sand and new pavers if is needed.  
Disposal debris and trash.

Pool pavers planters area Aprox. 250 SF  
Access and Pool equipment area Aprox. 950 SF.

**TOTAL \$ 7,500=**

**TIME SCHEDULE:**

6 Weeks

**PAYMENT SCHEDULE:**

50% Deposit  
30% Upon progress Work.  
20% Final

**Not Included:**

- Permits

Best Regards,

*Martha Arango*

**Martha L. Arango  
C.G.C.  
Construction Manager**

APPROVED: \_\_\_\_\_

**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 Century Gardens at Tamiami 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: \_\_\_\_\_, 2025

\_\_\_\_\_

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










# CGT Arking ELECTRONIC APPROVAL Clubhouse Small Project Agmt Pavers Repair (\$7,500) 2025-04-07

Final Audit Report

2025-04-07


Created:	2025-04-07
By:	Gloria Perez (gperez@sdsinc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgdhVFQpClekXZspr3jZegzOF21pAKH7J

## "CGT Arking ELECTRONIC APPROVAL Clubhouse Small Project Agmt Pavers Repair (\$7,500) 2025-04-07" History


-  Document created by Gloria Perez (gperez@sdsinc.org)  
2025-04-07 - 1:59:51 PM GMT
-  Document emailed to Martha Arango (martha.arango@arkingsolutions.com) for signature  
2025-04-07 - 2:00:58 PM GMT
-  Email viewed by Martha Arango (martha.arango@arkingsolutions.com)  
2025-04-07 - 2:47:52 PM GMT
-  Document e-signed by Martha Arango (martha.arango@arkingsolutions.com)  
Signature Date: 2025-04-07 - 2:49:07 PM GMT - Time Source: server
-  Document emailed to jbarrios01@castlegroup.com for signature  
2025-04-07 - 2:49:09 PM GMT
-  Email viewed by jbarrios01@castlegroup.com  
2025-04-07 - 3:06:24 PM GMT
-  Signer jbarrios01@castlegroup.com entered name at signing as Julia Barrios  
2025-04-07 - 3:07:37 PM GMT
-  Document e-signed by Julia Barrios (jbarrios01@castlegroup.com)  
Signature Date: 2025-04-07 - 3:07:39 PM GMT - Time Source: server
-  Document emailed to Ronald Galvis (rgalvis@sdsinc.org) for signature  
2025-04-07 - 3:07:41 PM GMT

 Email viewed by Ronald Galvis (rgalvis@sdsinc.org)

2025-04-07 - 3:09:40 PM GMT

 Document e-signed by Ronald Galvis (rgalvis@sdsinc.org)

Signature Date: 2025-04-07 - 3:10:06 PM GMT - Time Source: server

 Agreement completed.

2025-04-07 - 3:10:06 PM GMT



3/24/25.

Century Gardens at Tamiami CDD  
15080 SW 116 TER  
Miami, Fl. 33196

RE: Clubhouse irrigation repair

Clubhouse/Pool

We propose to replace (1) Rainbird 2" PEB valve along with a Rainbird solenoid and a Rainbird decoder. During this month's wet test our technician noticed an electric valve that was getting stuck and turning on at all times along with other zones. Then he encountered another valve that turns on when it wants to. This valve needs to replace a faulty solenoid and decoder. Replacing these faulty parts will have the clubhouse irrigation working at 100% again. Price includes material and labor.

\*\* Price includes removal and disposal of debris generated in this job\*\*

Our Charge: \$ 827.00

Acceptance of proposal:

*Gloria Perez*

Fernando Toledo  
ISA Certified Arborist  
Turf Management

Date: 03/24/2025

Approved pursuant to the terms of the existing  
maintenance agreement. GP

**This proposal becomes a Contract upon acceptance by both parties.**





690 S.W 1st Ct. CUI  
 Miami, FL 33130  
 Office:786-515-5362  
 info@alfresco-air.com  
 www.alfresco-air.com

**Estimate**

Estimate No. WP-30680

Date: 2/10/2025

**Valid for 30 Days**

<b>HVAC/R License: CAC1818730</b>	<b>Plumbing License: CFC1432881</b>	<b>Electrical License: EC13010826</b>
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**Billing address:**

Century Gardens at Tamiami Community  
 Development District  
 15080 SW 116th Terrace  
 Miami, FL 33196

**Site:**

15080 SW 116th Terrace  
 Miami, FL 33196

Item	Description	QTY	Rate	Total
	Estimate to replace the AIR HANDLER BOARD for the GYM AC at 15080 SW 116th Terrace			
	RHEEM MODEL: RH1P4821STANJA			
<b>Board</b>	Board is damaged and needs to be replaced. In order to replace the board we need to  -Lockout-tagout electrical power supply -Disconnect electrical wires from the board -Disconnect sensors from board -Remove damaged board -Replace with NEW board -Reconnect sensors to NEW board -Reconnect electrical wires to NEW board -Reprogram set points -Start up and check equipment operations. *** WARRANTY *** 1-Year Manufactures warranty 90-Days Labor warranty	1	1,700.00	1,700.00

All requested COI's must be provided prior to any work being conducted.

<b>Parking costs related to your project will be clearly outlined in your invoice or agreement, ensuring full disclosure of expenses.</b>	
<b>SIGN HERE FOR APPROVAL :</b> <i>Gloria Perez</i> Gloria Perez, District Manager	<b>Total \$1,700.00</b>
<b>Page 47</b>	

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2024 through March 2025**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Clubhouse Expenditures</b>					
<b>01-1602 · CH-Alarm Monitoring</b>					
	10/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 11/12 - 12/11/24	77.61
	11/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 11212 - 01/11/25	155.22
	01/24/2025	SW	ADT US Holdings Inc	acct# 402848696 02/12/25 - 03/11/25	77.61
	02/24/2025	402848696	ADT US Holdings Inc	acct# 402848696 03/12/25 - 04/12/25	77.61
	03/24/2025	402848696	ADT US Holdings Inc	acct# 402848696 04/12/25 - 05/11/25	77.61
Total 01-1602 · CH-Alarm Monitoring					465.66
<b>01-1603 · CH-AC Maintenance</b>					
	10/02/2024	WP-28714	Alfresco Air	AC service	340.00
	01/03/2025	WP-29744	Alfresco Air	AC service	340.00
	02/05/2025	30680	Alfresco Air	AC service - replace capacitor	280.00
Total 01-1603 · CH-AC Maintenance					960.00
<b>01-1605 · CH-Gym(Circt Training)equip mnt</b>					
	10/17/2024	63451	Fitness Solution Inc.	preventative maintenance	125.00
	10/23/2024	64202	Fitness Solution Inc.	functional trainer parts and repairs	842.97
	11/14/2024	64384	Fitness Solution Inc.	Troubleshoot errors in machine: treadmill console issue	150.00
	12/10/2024	64873	Fitness Solution Inc.	treadmill parts and repairs	821.09
	12/17/2024	65105	Fitness Solution Inc.	routine maintenance December 2024	125.00
	01/20/2025	65438	Fitness Solution Inc.	troubleshoot errors on machine - treadmill	150.00
	03/07/2025	66246	Fitness Solution Inc.	troubleshoot errors on machine	150.00
Total 01-1605 · CH-Gym(Circt Training)equip mnt					2,364.06
<b>01-1606 · CH-Cable &amp; Internet</b>					
	10/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 10/29/24-11/28/24	260.94
	11/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 11/29/24-12/28/24	250.94
	12/25/2024	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 12/29/24-01/28/25	260.27
	01/25/2025	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 01/29/25-02/28/25	260.33
	02/25/2025	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/01/25-03/28/25	260.33
	03/25/2025	8495 60 062 5883659	Comcast	acct# 8495600625883659 service 03/29/25 - 04/28/25	268.23
Total 01-1606 · CH-Cable & Internet					1,561.04

**Century Gardens at Tamiami Community Development District  
Clubhouse Expenditures  
October 2024 through March 2025**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
<b>01-1608 · CH-Electricity</b>				
10/04/2024	07534-90226 1024	FPL	acct# 07534-90226 (09/06/24 - 10/04/24)	879.76
11/05/2024	07534-90226 1124	FPL	acct# 07534-90226 (10/04/24 - 11/05/24)	953.80
12/05/2024	07534-90226	FPL	acct# 07534-90226 (11/05/24 - 12/05/24)	876.07
01/07/2025	07534-90226 0125	FPL	acct# 07534-90226 (12/05/24 - 01/07/25)	961.09
02/06/2025	07534-90226 0225	FPL	acct# 07534-90226 (01/07/25 - 02/06/25)	894.33
03/06/2025	07534-90226 0325	FPL	acct# 07534-90226 (002/06/25 - 03/06/25)	908.16
Total 01-1608 · CH-Electricity				<u>5,473.21</u>
<b>01-1609 · CH-Insurance (Prop &amp; Liab)</b>				
10/01/2024	25260	Egis Insurance & Risk Advisors	policy # 100124024 10/1/24-10/1/25	21,950.00
Total 01-1609 · CH-Insurance (Prop & Liab)				<u>21,950.00</u>
<b>01-1612 · CH-Irrigation repair and maint</b>				
03/27/2025	85452	Turf Management	replace rainbird 2" PEB valve and rainbird decoder	827.00
Total 01-1612 · CH-Irrigation repair and maint				<u>827.00</u>
<b>01-1613 · CH-Janitorial Services/Supplies</b>				
10/31/2024	G-1024	Great Cleaning Corp.	cleaning supplies October 2024	449.23
11/07/2024	10012024-HG	Great Cleaning Corp.	cleaning service October 2024	1,300.00
11/30/2024	11012024-HG	Great Cleaning Corp.	cleaning service November 2024	1,300.00
12/01/2024	12012024-HG	Great Cleaning Corp.	cleaning service December 2024	1,300.00
01/01/2025	01012025-HG	Great Cleaning Corp.	cleaning service January 2025	1,300.00
01/28/2025	G-0125	Great Cleaning Corp.	cleaning supplies January 2025	656.88
02/01/2025	02012025-HG	Great Cleaning Corp.	cleaning February 2025	1,300.00
03/01/2025	03012025-HG	Great Cleaning Corp.	cleaning March 2025	1,300.00
Total 01-1613 · CH-Janitorial Services/Supplies				<u>8,906.11</u>

**Century Gardens at Tamiami Community Development District  
Clubhouse Expenditures  
October 2024 through March 2025**

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
<b>01-1615 · CH-Landscape Mnt (mulch-plants)</b>				
10/02/2024	85223	Turf Management	lawn maintenance October	1,212.20
10/02/2024	85223	Turf Management	trash pick up	158.70
11/04/2024	85271	Turf Management	lawn maintenance November	1,212.20
11/04/2024	85271	Turf Management	trash pick up	158.70
11/14/2024	85290	Turf Management	Mulch - CH	3,150.00
11/14/2024	85290	Turf Management	mulch - public playground on Hammocks Blvd	1,150.00
12/02/2024	85318	Turf Management	lawn maintenance December 2024	1,212.20
12/02/2024	85318	Turf Management	lawn maintenance December 2024	158.70
01/06/2025	85357	Turf Management	lawn maintenance January 2025	1,212.20
01/06/2025	85357	Turf Management	trash pick up	158.70
02/03/2025	85389	Turf Management	lawn maintenance February 2025	1,212.20
02/03/2025	85389	Turf Management	trash pick up	158.70
03/03/2025	85423	Turf Management	lawn maintenance March 2025	1,212.20
03/03/2025	85423	Turf Management	trash pick up	158.70
Total 01-1615 · CH-Landscape Mnt (mulch-plants)				12,525.40
<b>01-1617 · CH-Management fees</b>				
10/01/2024	MGT-100124-096	Castle Management LLC	management October 2024	1,152.57
11/01/2024	MGT-110124-099	Castle Management LLC	contract management	1,152.57
12/02/2024	MGT-120124-100	Castle Management LLC	contract management December	1,152.57
02/01/2025	MGT-020125-101	Castle Management LLC	contract management	1,152.57
03/01/2025	MGT-030125-102	Castle Management LLC	contract management	1,152.57
03/14/2025	PREIM03-21-25-204	Castle Management LLC	payroll 03/01/25 - 03/14/25	2,497.82
Total 01-1617 · CH-Management fees				8,260.67
<b>01-1619 · CH-Office Supplies</b>				
10/10/2024	1NWQ-P3W1-9NPC	Amazon Capital Services	Purell hand sanitizing wipes	99.21
11/17/2024	1YYX-M1XY-WCJ	Amazon Capital Services	Purell hand sanitizing wipes, printer paper	136.94
11/24/2024	1XMN-XTGY-GLQ6	Amazon Capital Services	batteries for cordless phone	14.98
12/16/2024	1K61-LVFW-1NWF	Amazon Capital Services	plunger, broom/dustpan, and refig water filter	83.95
01/08/2025	1YWF-4P6T-7R6Q	Amazon Capital Services	zippered key case organizer waterproof and fire proof	25.97
02/05/2025	1DQP-JLFN-4YHW	Amazon Capital Services	Purell hand sanitizing wipes	91.69
02/13/2025	1CY9-4P76-GD61	Amazon Capital Services	shipping charges	-6.99
02/13/2025	19N7-3G7M-DCVH	Amazon Capital Services	garden hose	76.98

**Century Gardens at Tamiami Community Development District  
Clubhouse Expenditures  
October 2024 through March 2025**

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
03/04/2025	1J RF-LG 14-9NDJ	Amazon Capital Services	key fob ring, Espresso maker, and Purell wipes	232.94
03/31/2025	1XVC-9JFF-PNXG	Amazon Capital Services	garden hose	-69.99
Total 01-1619 · CH-Office Supplies				685.68
<b>01-1620 · CH-Payroll club staff</b>				
10/11/2024	PREIM10-18-24-027	Castle Management LLC	payroll 9/28/24 - 10/11/24	2,705.98
10/25/2024	PREIM11-01-24-031	Castle Management LLC	payroll 10/12/24 - 10/25/24	2,705.98
11/08/2024	PREIM11-15-24-027	Castle Management LLC	payroll 10/26/24 - 11/08/24	2,705.98
11/22/2024	PREIM11-29-24-179	Castle Management LLC	payroll 11/9/24 - 11/22/24	2,696.38
12/13/2024	PREIM12-13-24-185	Castle Management LLC	payroll 11/23/24 - 12/06/24	2,602.15
12/20/2024	PREIM12-27-24-025	Castle Management LLC	payroll 12/7/24 - 12/20/24	2,186.86
01/10/2025	PREIM01-10-25-186	Castle Management LLC	payroll 12/21/24 - 01/03/2025	2,296.22
01/24/2025	PREIM01-24-25-070	Castle Management LLC	payroll 01/04/25 - 01/17/25	2,749.48
02/07/2025	PREIM02-07-25-187	Castle Management LLC	payroll 01/18/25 - 01/31/2025	2,497.82
02/14/2025	PREIM02-21-25-069	Castle Management LLC	payroll 02/01/25 - 02/14/25	2,497.82
02/28/2025	PREIM03-07-25-198	Castle Management LLC	payroll 02/15/25 - 02/28/25	2,497.82
Total 01-1620 · CH-Payroll club staff				28,142.49
<b>01-1621 · CH-Pest Control</b>				
12/09/2024	7443	Rodi Pest Control LLC	pest control	65.00
01/13/2025	7448	Rodi Pest Control LLC	pest control	65.00
02/10/2025	7694	Rodi Pest Control LLC	pest control	65.00
03/10/2025	7935	Rodi Pest Control LLC	pest control	65.00
Total 01-1621 · CH-Pest Control				260.00
<b>01-1622 · CH-Pool &amp; Spa Maintenance</b>				
10/01/2024	684993	American Pool Service	monthly service October 2024	1,150.00
10/29/2024	WF-001448	Waterflow Irrigation Inc	backflow test & repairs	1,390.00
11/01/2024	688811	American Pool Service	monthly service November 2024	1,150.00
11/12/2024	689719	American Pool Service	extra service due to storm	308.75
12/01/2024	691783	American Pool Service	monthly service December	1,150.00
01/01/2025	695112	American Pool Service	monthly service January	1,200.00
01/31/2025	687353	American Pool Service	200 ft of UV protected stenner chemical feeder tubing	645.00
02/01/2025	698158	American Pool Service	monthly service February	1,200.00
02/01/2025	WF-001498	Waterflow Irrigation Inc	replacing a damaged valve of the Clubhouse backflow sys	630.00
02/20/2025	699053	American Pool Service	semi annual balancing chemicals	390.00
02/28/2025	665069	American Pool Service	repairs to spa blower	758.90

**Century Gardens at Tamiami Community Development District  
Clubhouse Expenditures  
October 2024 through March 2025**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	03/01/2025	702366	American Pool Service	monthly service March 2025	1,200.00
Total 01-1622 · CH-Pool & Spa Maintenance					11,172.65
<b>01-1626 · CH-Repairs &amp; Maintenance</b>					
	12/18/2024	8358	Pressure Cleaning Man	pressure cleaning of swales, sidewalks, pool deck, and m	1,707.20
	01/24/2025	58736	Security Fire Prevention Inc	charging of fire extenguishers	95.00
	03/31/2025	6065	Elite Property Service & Painting Corp	repair reception office ceiling and prep/paint gym	3,900.00
Total 01-1626 · CH-Repairs & Maintenance					5,702.20
<b>01-1630 · CH-Water &amp; Sewer</b>					
	12/12/2024	5883452839	Miami-Dade Water and Sewer Department 588	water 09/11/24 - 12/6/24	1,211.31
	12/12/2024	3456615209	Miami-Dade Water and Sewer Department 345	water 09/06/24 - 12/06/24	34.59
	03/07/2025	5883452839	Miami-Dade Water and Sewer Department 588	water 12/6/24 - 3/7/25	526.43
	03/07/2025	3456615209	Miami-Dade Water and Sewer Department 345	water 12/6/24 - 3/7/25	35.07
Total 01-1630 · CH-Water & Sewer					1,807.40
<b>01-1633 · CH-Security</b>					
	10/11/2024	1271873	GardaWorld Security Services	security 09/28/24 - 10/11/24	1,032.80
	10/25/2024	1277204	GardaWorld Security Services	security 10/12/24 - 10/25/24	1,032.80
	11/08/2024	1286254	GardaWorld Security Services	security 10/26/24 - 11/08/24	380.85
	12/20/2024	1308153	GardaWorld Security Services	security 12/07/24 - 12/20/24	129.10
	01/03/2025	1317435	GardaWorld Security Services	security 12/21/24 - 01/03/25	96.83
Total 01-1633 · CH-Security					2,672.38
<b>01-1634 · CH Oversight &amp; Financial Mgmt</b>					
	10/31/2024	2024-1395	Special District Services, Inc.	CH - Oversight	500.00
	11/30/2024	2024-1530	Special District Services, Inc.	CH - Oversight	500.00
	12/31/2024	2024-1761	Special District Services, Inc.	CH - Oversight	500.00
	01/31/2025	2025-0003	Special District Services, Inc.	CH - Oversight	500.00
	02/28/2025	2025-0116	Special District Services, Inc.	CH - Oversight	500.00
	03/31/2025	2025-0244	Special District Services, Inc.	CH - Oversight	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					3,000.00
<b>01-1639 · CH - Club Staff Health Insuranc</b>					
	11/14/2024	INS-1024-067	Castle Management LLC	Health insurance reimbursement October	487.50
	11/30/2024	INS-1124-066	Castle Management LLC	Insurance reimbursement November 2024	487.50
	01/31/2025	INS-0125-061	Castle Management LLC	insurance reimbursement	357.50
	02/28/2025	INS-0225-063	Castle Management LLC	insurance reimbursement February	357.50
	03/31/2025	INS-0325-064	Castle Management LLC	Insurance reimbursement March 2025	357.50

**Century Gardens at Tamiami Community Development District**  
**Clubhouse Expenditures**  
**October 2024 through March 2025**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1639 · CH - Club Staff Health Insuranc					2,047.50
<b>01-1642 · CH - Camera System Maintenance</b>					
	10/01/2024	32767	Regions Security	new TRENDnet switch	615.00
	10/25/2024	2837	Redes Telecom LLC	check and focus cameras	340.00
	11/04/2024	2853	Redes Telecom LLC	replace damaged part in cameras rotating system	420.00
Total 01-1642 · CH - Camera System Maintenance					<u>1,375.00</u>
<b>Total Clubhouse Expenditures</b>					<b><u>120,158.45</u></b>