

June 13, 2025

Attention:

District Manager Gloria Perez (gperez@sdsinc.org)
Century Gardens at Tamiami Community Development District
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Century Gardens at Tamiami Community Development District.
Yearly District Engineer's Report for Fiscal Year 2025-2026
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2007, 2014, 2017, and 2018.**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Century Gardens at Tamiami Community Development District (the "District" or "CDD") and Region's Bank as trustee dated May 1st, 2007, as it relates to the Special Assessment Bonds, Series 2007A & 2007B, (the "Original Project"). This statement is also being made pursuant to Section 9.21(b) of the Master Trust Indenture between the District and Wells Fargo, National Association as trustee dated November 1st, 2014, as it relates to the Special Assessment Bonds, Series 2014, Series 2017, and Series 2018 together, the 2014 Project (the "Expansion Area Project"), the 2017 Project (the "Tract B Assessment Area Project"), and the 2018 Project (the "Clubhouse Acquisition Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the CDD Project still owned by the District have been maintained in good repair, working order and condition, and **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2025-2026, and an estimate of the amount of money necessary for such purpose.

- (i) **District Property and Condition.** As of the date of this statement, the land tracts shown in Exhibits 3 and 4 attached to this statement, together with the completed public infrastructure within the tracts, including entrance features, roadways, and stormwater drainage, have been completed and conveyed to the District for ownership and maintenance. Such land tracts and infrastructure are in good repair, working order and condition.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate most of the public infrastructure for which the District is currently responsible. (Refer to [Financials – Century Gardens Tamiami Community Development District](#) for the FY 2025-2026 Proposed Budget).

We recommend that the District create a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING THE CDD IN "n" YEARS- 2007 PROJECT									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n-1)$
PAVEMENTS									
2014	2044	2025	19	51,400	\$10.00	\$514,000	\$821,706	0.25%	\$42,283
PAVEMENT MARKINGS AND SIGNING									
2022	2032	2025	7	51,400	\$2.50	\$128,500	\$152,746	0.25%	\$21,658

ESTIMATE OF COSTS FOR RESURFACING THE CDD IN "n" YEARS- 2014 AND 2017 PROJECT									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick in the Clubhouse and Replace Pavers at the Entrances)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n-1)$
PAVEMENTS									
2016	2046	2025	21	19,313	\$10.00	\$193,130	\$324,378	0.25%	\$15,064
PAVEMENT MARKINGS AND SIGNING									
2016	2026	2025	1	19,313	\$2.50	\$48,283	\$49,490	0.25%	\$49,490

We recommend that the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes French drains and endwalls of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 254 drainage structures and 13,712 Linear Feet of pipes in the District. It is also estimated that 10-11 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
254	13712	51					\$230.00	\$6.75	\$30,300
			51				\$236.00	\$6.92	\$31,100
				51			\$242.00	\$7.09	\$31,800
					51		\$248.00	\$7.27	\$32,600
						50	\$254.00	\$7.45	\$33,200

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 4 (FY 28-29)	Year 5 (FY 29-30)		
54	11					\$600	\$6,600
		11				\$615	\$6,800
			11			\$630	\$7,000
				11		\$646	\$7,200
					10	\$662	\$6,700

⁽¹⁾ The estimate assumes that 25% of the 217 baffles in the District will need replacement in the next five years.

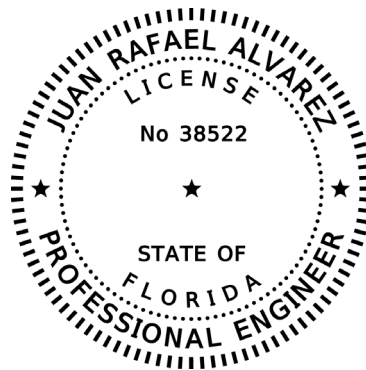
- (iii) **Insurance.** The District carries general liability, property, inland marine, hired non-owned auto, employment practices liability, public officials' liability, and deadly weapon protection insurance under Agreement No. 100124024 with Florida Insurance Alliance and has budgeted sufficient funds for policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

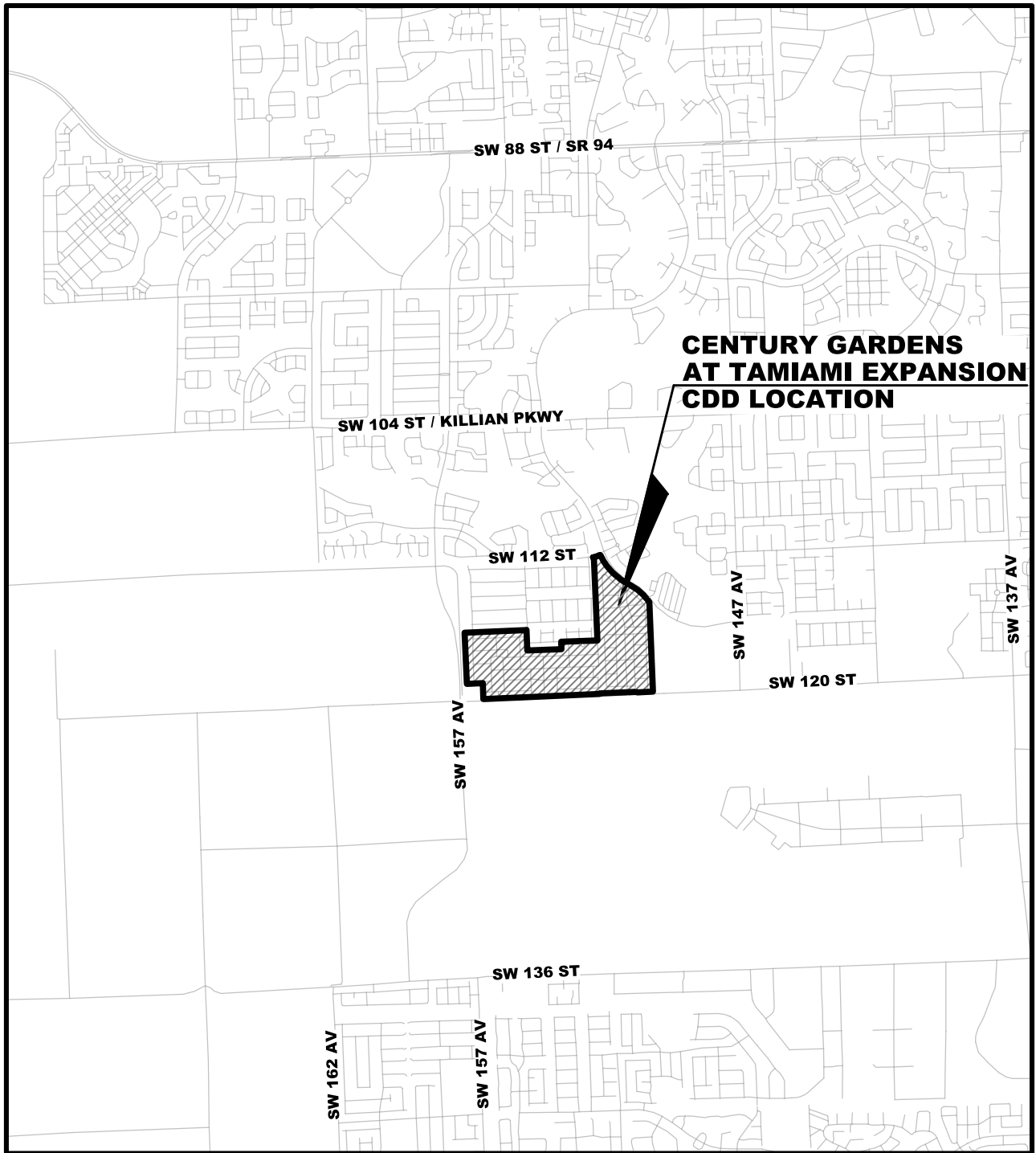
Alvarez Engineers, Inc.

Juan R. Alvarez, PE
District Engineer
Date: June 13, 2025



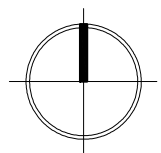
This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 13, 2025.

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

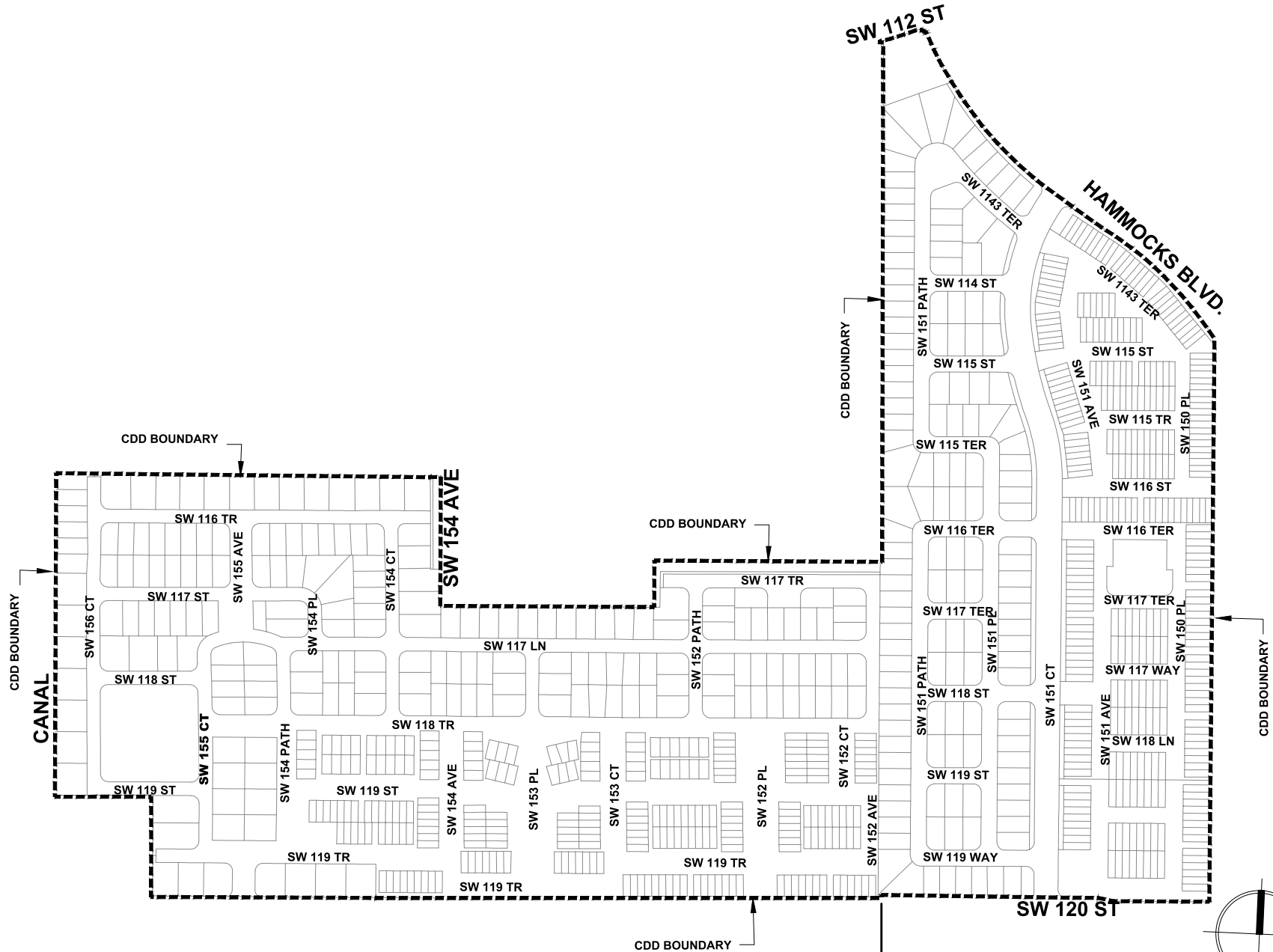


ALVAREZ ENGINEERS, INC.

**CENTURY GARDENS AT TAMIAMI EXPANSION CDD
LOCATION MAP**



0 500' 1500' 3000'

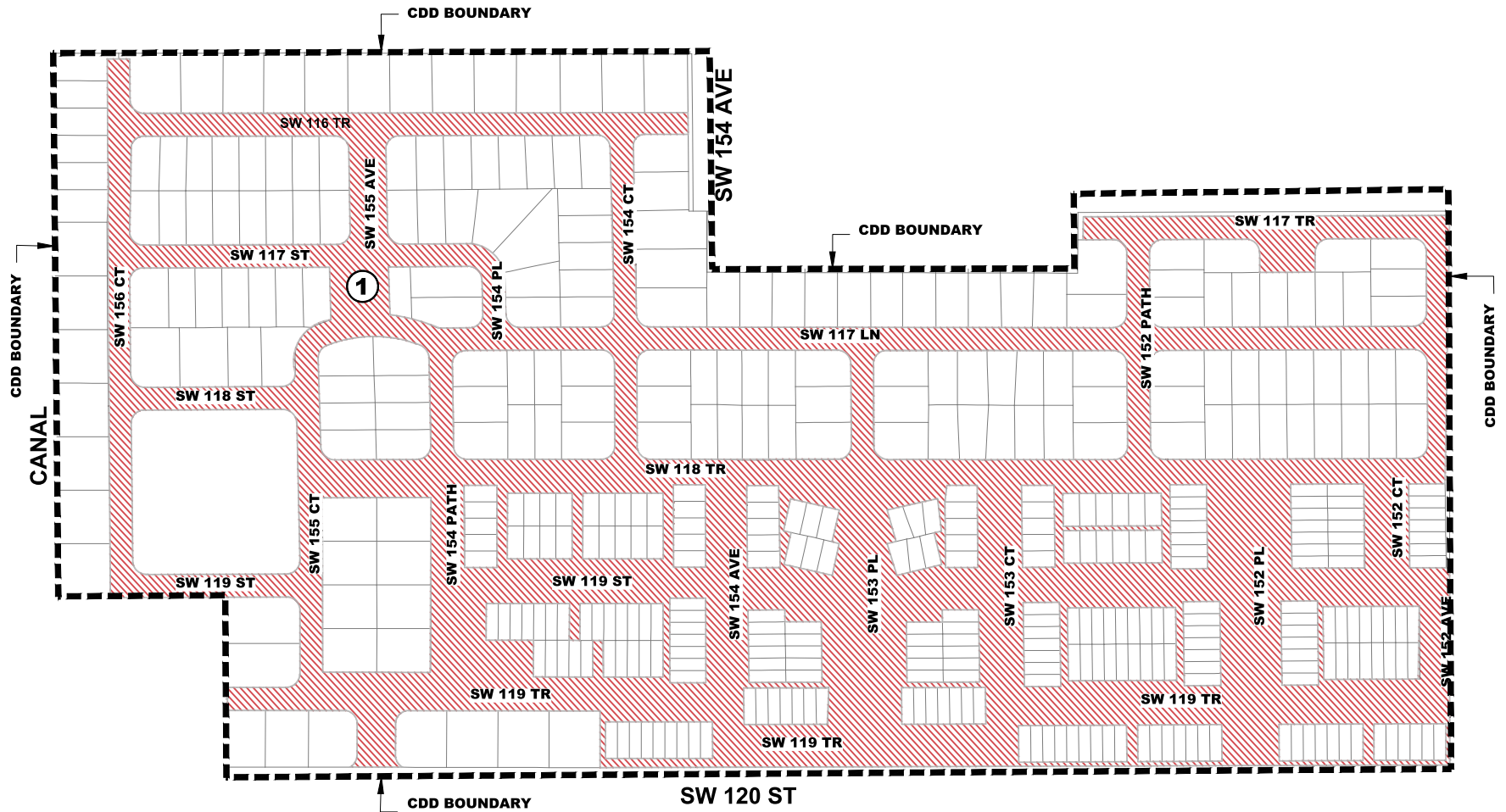


ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAMI EXPANSION CDD
DISTRICT BOUNDARY

2007 PROJECT

2014 PROJECT
 2017 PROJECT
 2018 CLUBHOUSE
 ACQUISITION PROJECT



CDD OWNERSHIP

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

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

ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAAMI CDD CDD LAND OWNERSHIP

DETAIL OF 2007 PROJECT

FORMER TRACT "R"
(PB 172, 50)
FOLIO: 30-5909-051-0480
(QCD 31088-2697)
OWNER" GARDENS BY THE HAMMOCKS HOA, INC.
CATEGORY: CDD OWNS ROADWAY &
DRAINAGE IMPROVEMENTS

COUNTY OWNERSHIP

- ① TRACT "A"(PB 170, PG 60)
FOLIO 30-5909-050-3990
ORB31622, PG 1107
CATEGORY: PARK

CDD OWNERSHIP

- ② TRACTS "E, F, G, H, I, K, N, O, P, AND Q" (PB 170, PG 60)
FOLIOS 30-5909-050-4030
30-5909-050-4040
30-5909-050-4050
30-5909-050-4060
30-5909-050-4090
30-5909-050-4120
30-5909-050-4130
30-5909-050-4140
30-5909-050-4150
30-5909-050-4070
ORB 29673, PG 3495
CATEGORY: LANDSCAPE TRACTS
- ③ TRACTS "D, J AND L" (PB 170, PG 60)
FOLIOS 30-5909-050-4100
30-5909-050-4080
30-5909-050-4020
ORB 29673, PG 3495
CATEGORY: LANDSCAPE TRACTS
AND ENTRY FEATURES
- ④ TRACT "M" (PB 170, PG 60)
FOLIO 30-5909-050-4110
ORB 31139, PG 1513
CATEGORY: CLUBHOUSE
- ⑤ TRACT "S" (PB 172, 50)
FOLIO: 30-5909-051-0490
ORB 30828, PG 4071
CATEGORY: LANDSCAPE
TRACT

CDD EASEMENTS

- A** TRACT "R" (PB 172, PG 50)
FOLIO: 30-5909-051-0480
ORB 29609, PG 490
CATEGORY: ENTRY FEATURE
- B** TRACT "R" (PB 172, 50)
FOLIO: 30-5909-051-0480
ORB 30828, PG 4068
CATEGORY: ROADS AND DRAINAGE

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

ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAMI EXPANSION CDD CDD LAND OWNERSHIP AND EASEMENTS

DETAIL OF 2014, 2017 AND 2018 PROJECTS

