



**CENTURY GARDENS AT TAMAMI  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
AUGUST 25, 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 & PUBLIC HEARING**  
**August 25, 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
  - 1. June 2, 2025 Special Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 18
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-05 – Adopting Fiscal Year 2025/2026 Final Budget.....Page 19
- H. New Business
  - 1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 30
  - 2. Consider Approval of Miami-Dade County Advertisement Interlocal Agreement.....Page 32
  - 3. Consider Approval of Proposal for Hammocks Blvd Park Pressure Cleaning, Repair and Painting.....Page 40
  - 4. Consider Approval of Proposal for Clubhouse Pool Columns Pressure Cleaning, Repair and Painting...Page 48
- I. Old Business
- J. Approve & Ratify (*Action to be taken collectively via one Motion*)
  - 1. Redes Tech Group Pool Exit Door Repair.....Page 56
  - 2. Redes Tech Group Playground Door Repair.....Page 58
  - 3. American Pool Phosphate Treatment.....Page 60
- K. Administrative & Operational Matters
  - 1. Consider Ratification of Clubhouse Expenditures.....Page 61
  - 2. Accept and Receive 2025 Engineers Report.....Page 70
- L. Property Manager Updates
  - 1. Property Manager Report to be Distributed Under Separate Cover.
- M. District Counsel Report
  - 1. Legislative Update.....Page 78
- N. Board Member & Staff Closing Comments
- O. 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

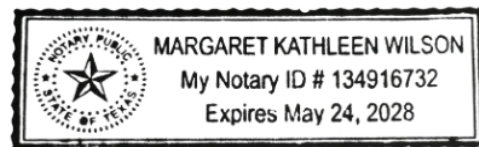
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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.  
Legal document please do not destroy!

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
JUNE 2, 2025**

**A. CALL TO ORDER**

The June 2, 2025, Special Board Meeting of the Century Gardens at Tamiami Community Development District (the “District”) was called to order at 6:29 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 Special Board Meeting had been published in the *Miami Herald* on May 23, 2025, as legally required.

**C. ESTABLISH A QUORUM**

Mrs. Perez determined that the attendance of Chairman Ramon Javier, Vice Chairman Cristofer Romero and Supervisor Tarik Djemil 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 Max Riveros and presented the same. She noted the effective date was May 31, 2025.

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and unanimously passed accepting Max Riveros’ resignation from Seat No. 5, effective May 31, 2025, and simultaneously declaring a vacancy in Seat No. 5.

**E. CONSIDER APPOINTMENTS TO VACANCIES IN SEAT NOS. 4 & 5**

No appointments were made at this time.

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

This items was not necessary at this time.

**G. ELECTION OF OFFICERS**

This item was not necessary at this time.

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



There were no additions or deletions to the agenda.

**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. February 24, 2025, Regular Board Meeting**

Mrs. Perez presented the minutes of the February 24, 2025, Regular Board Meeting.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the minutes of the February 24, 2025, Regular Board Meeting, as presented.

**K. NEW BUSINESS**

**1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mrs. Perez presented Resolution No. 2025-04, entitled:

**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.**

Mrs. Perez advised of the maximum Debt Service assessment for the Original Units, Expansion Units, Townhome Units & Clubhouse. The Administrative Budget is slightly higher than last year. Legal advertising costs have increased substantially. The District used about half of the maintenance budget in 2023/2024, and a moderate amount of the maintenance budget has been used this year. Certain Budget line items have been changed.

The estimated (non-clubhouse) available funds for 9-30-25 are anticipated to be approximately \$160,000, should no unforeseen expenses occur. A carryover balance of \$50,290 has been applied (\$48,390 was applied last year). The District could probably give similar carryovers for an estimated two or three more years before assessments would need to be increased.

The estimated clubhouse available funds for 9-30-25 will be approximately \$400,000 (+/-), should no unforeseen expenses occur. A Clubhouse carryover balance of \$76,022 has been applied (\$93,355 was applied last year). This amount does not include the Reserves for Pool Spa, which is currently (\$43,333) and Mail Hut Roof (\$5,600). The Clubhouse Assessments may have to be increased in future years.

Because the overall assessment for FY 2025/2026 is currently lower than the FY 2024/2025 assessment, letters to residents are not necessary.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Romero and unanimously passed unanimously adopting Resolution No. 2025-04, as presented, approving a Proposed Budget for FY 2025/2026 and Setting the Public Hearing for August 25, 2025, at 6:15 p.m. at the Gardens by the Hammocks Clubhouse

Meeting Area located at 15080 SW 116th Terrace, Miami, Florida 33196; and further authorizing required advertisement, as required.

## **2. Consider American Pool Clubhouse Pool Proposed for Complete Pentair Filter Replacement**

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously approving the American Pool Clubhouse Pool proposal in the amount of \$4,679.60 for a complete Pentair Filter replacement, as presented.

## **3. Consider American Pool Clubhouse Spa Proposed for Complete Pentair Filter Replacement**

A **MOTION** was made by Supervisor Romero, seconded by Supervisor Javier and passed unanimously approving the American Pool Clubhouse Spa proposal in the amount of \$2,168.40 for a complete Pentair Filter replacement, as presented.

## **L. OLD BUSINESS**

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

## **M. CONSIDER RATIFICATIONS AND APPROVALS**

### **a. American Pool WO234029 for Spa Blower Replacement**

American Pool WO 234029 in the amount of \$758.90 for the replacement of the Spa Blower. This work has been completed.

### **b. The Fitness Solution, Inc. Est. 28900 for Gym Equipment Treadmill Repair**

The Fitness Solution, Inc. Est. 28900 for Gym Equipment Repairs in the amount of \$1,338.43. This work has been completed.

### **c. Arking Solutions Clubhouse Small Project Paver Repairs**

The District entered into an agreement with Arking Solutions for the Small Project Paver Repairs at the Clubhouse in the amount of \$7,500. This work has been completed.

### **d. Turf Management Clubhouse Irrigation Repairs**

Turf Proposal Clubhouse irrigation repairs and replacement of one (1) Rainbird valve and solenoid in amount of \$827. This work has been completed.

### **e. Alfresco Air Replacement of Air Handler in Clubhouse Gym**

Alfresco AC Company proposed the replacement of the air handler board for the Gym air conditioner, which had stopped working. The air handler was damaged and was replaced at a cost of \$1,700. This item provides for a one-year warranty and the work has been completed.

### **f. Turf Management Clubhouse Hurricane Preparatory Tree & Palm Trimming Proposal**

Turf Management provided a proposal for Clubhouse hurricane preparatory tree & palm trimming, dated 5/01/2025, in the amount of \$3,350.

**g. Turf Management Hammocks Boulevard Park Hurricane Preparatory Tree & Palm Trimming Proposal**

Turf Management provided a proposal for the Hammocks Boulevard Park hurricane preparatory tree & palm trimming, dated 5/01/2025, in the amount of \$3,170.

A **MOTION** was made by Supervisor Djemil, seconded by Supervisor Javier and passed unanimously ratifying and approving the above Items M(a) through M(g), as presented.

**N. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Consider Ratification of Clubhouse Expenditures**

Presented in the meeting book were the Clubhouse expenditures from October 2024 through March 2025 for Board ratification and approval.

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

**2. 2024 Form 1 – Statement of Financial Interests**

Mrs. Perez reminded the Board that this year's filing required a completed 2024 Form 1 be submitted prior to July 1, 2025, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System [floridaethics.gov](http://floridaethics.gov). She further noted that the Commission on Ethics had already sent emails providing each individual a link to complete this requirement. Mrs. Perez noted that the email was entitled, "Official Notification to File Form 1, Statement of Financial Interests" from Ethics FDMS Info and advising that if anyone had any issues to call the Florida Commission on Ethics at 850-488-7864 or 1-800-262-8824.

**O. PROPERTY MANAGER UPDATES**

**1. Property Manager Report**

Ms. Barrios provided the Clubhouse Update via handout and reviewed the same with the Board (*attached hereto*).

**P. DISTRICT COUNSEL REPORT**

Mr. George announced that he was moving out of state and that someone from the firm would be covering future meetings. The Board and Staff thanked Mr. George for his services.

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

The Board was reminded that the Commission on Ethics' four (4) hours of training was required annually and therefore was to be completed prior to December 31, 2025, in order to comply with this year's requirements.

**R. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Supervisor Javier, seconded by Supervisor Romero and passed unanimously adjourning the meeting at 6:44 p.m.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson



Date: April 28th, 2025  
To: Century Gardens at Tamiami CDD  
cc: Gloria Perez– District Manager  
From: Julia Barrios – Property Manager  
Subject: Clubhouse Update

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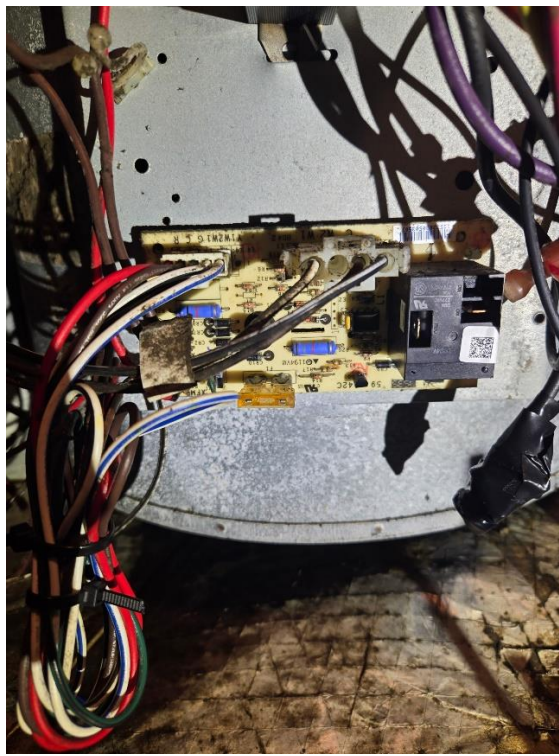
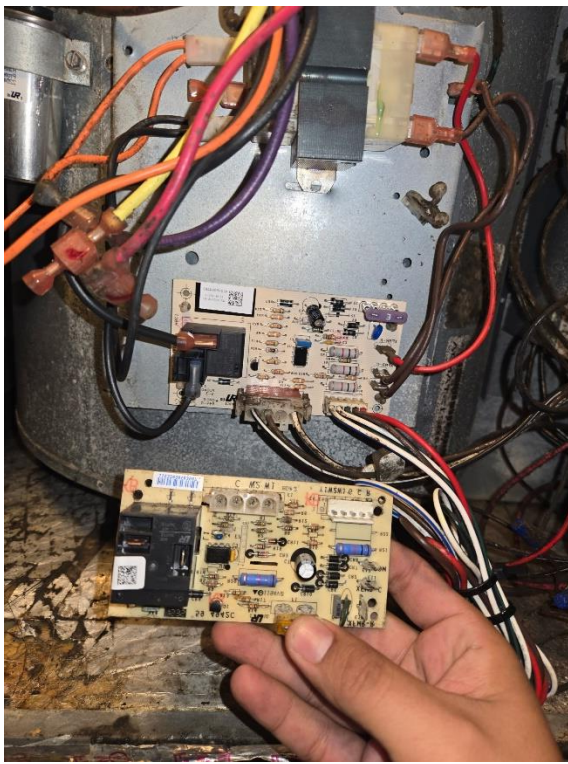
### Pool Spa blower replacement



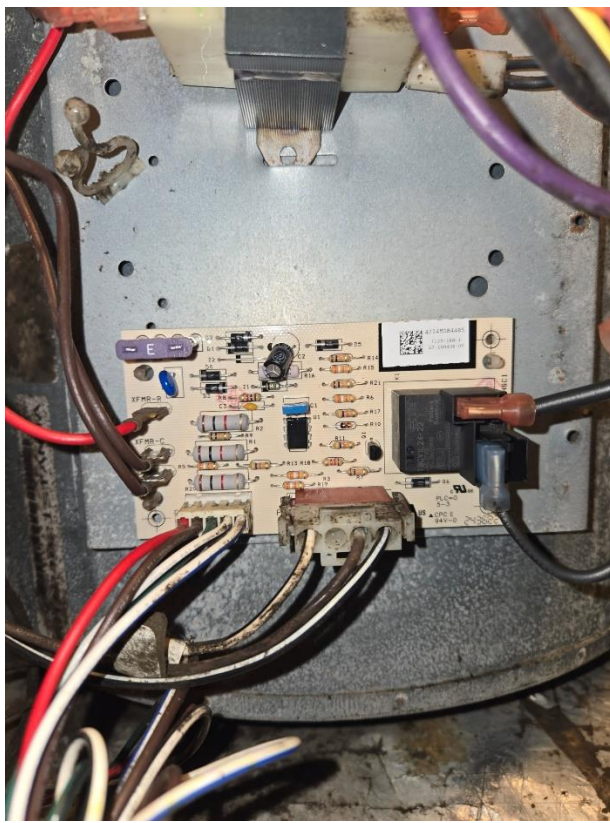


## Gym AC Air Handler Replacement

Before



After



After

Alfresco Quarterly Clubhouse AC Maintenance



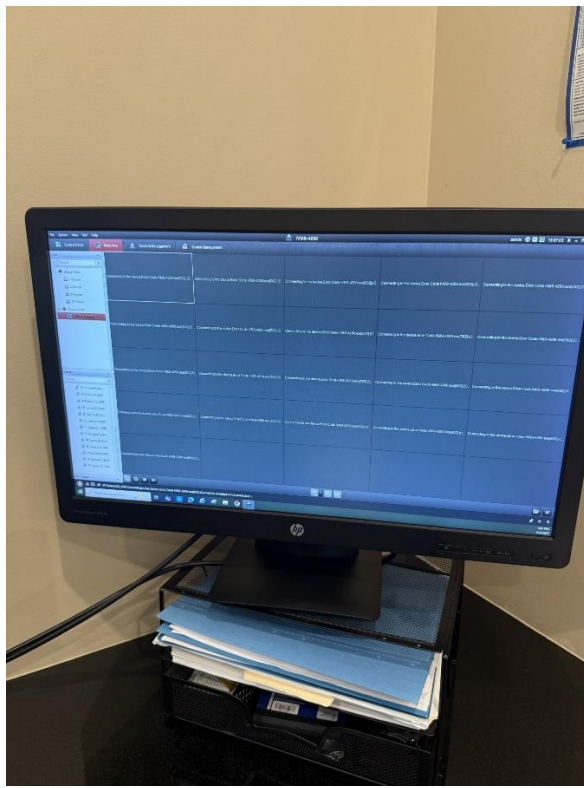
Fitness Solution Removed the Gym Treadmill Console for Repair



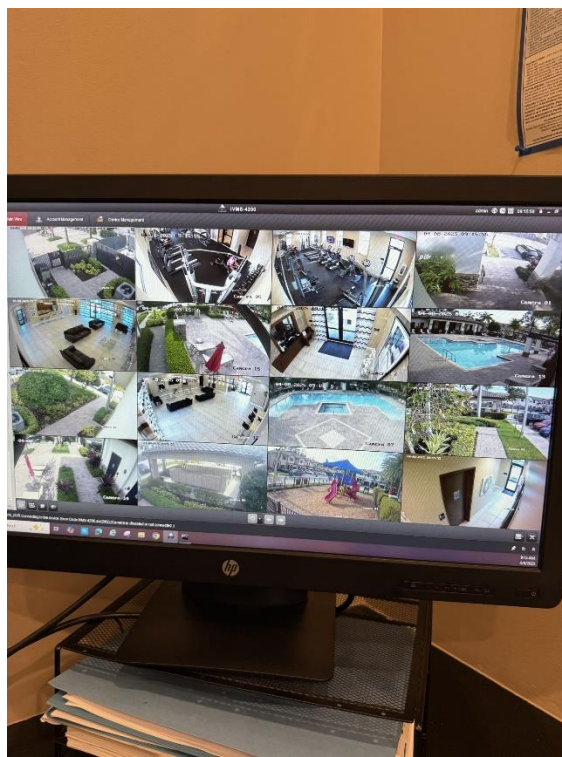


## NDSI Repaired the Camera System

Before



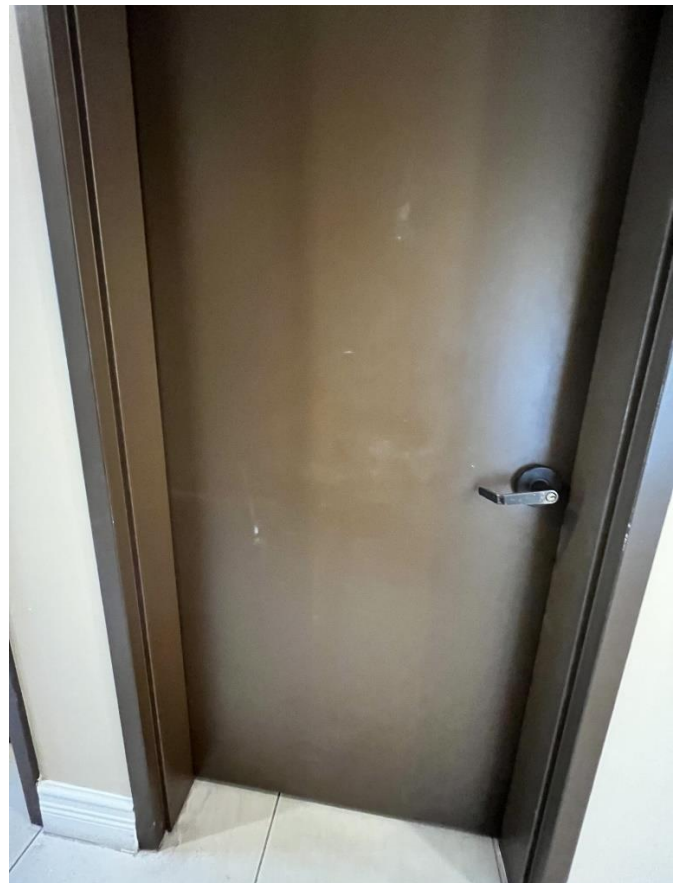
After



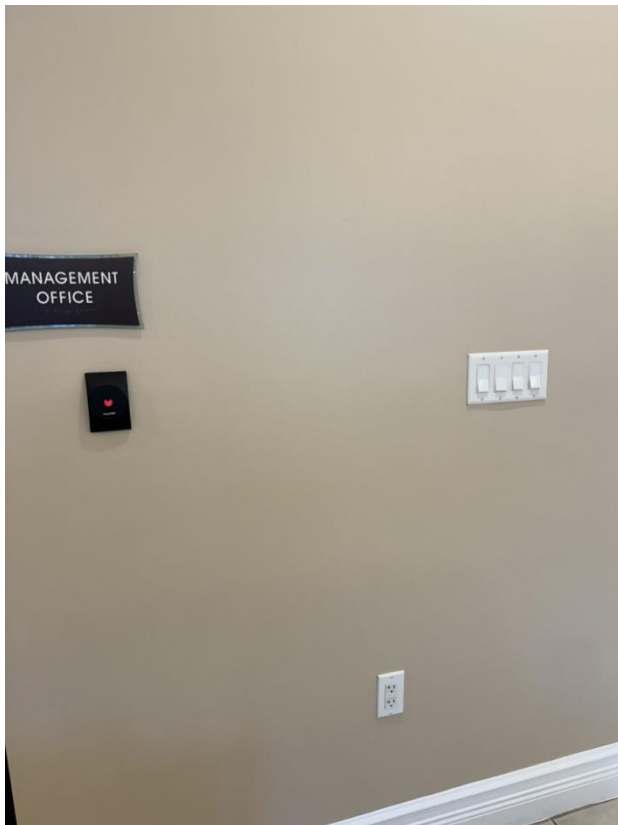


## Painting of the Clubhouse Interior

Before



After





## Cleaning of the Pool Furniture

Before



After





## Deep Cleaning of the Park Equipment





## Clubhouse Root Barrier





Clubhouse Pavers Repair  
Before





## Clubhouse Pavers Repair After



Kind regards,  
Management Office.  
786-732-4145  
Property Manager Email: [jbarrios01@castlegroup.com](mailto:jbarrios01@castlegroup.com)

Notice of Public Hearing  
and

Regular Board Meeting of the  
Century Gardens at Tamiami Community Development District

The Board of Supervisors (the "Board") of the Century Gardens at Tamiami Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 25, 2025, at 6:15 p.m., or as soon thereafter as can be heard, in a meeting room of the Gardens by the Hammocks Clubhouse located at 15080 SW 116th Terrace, Miami, Florida 33196.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2025/2026 Proposed Final Budget. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website ([www.centurygardenstamiamicdd.org](http://www.centurygardenstamiamicdd.org)) or District Manager at [gperez@sdsinc.org](mailto:gperez@sdsinc.org), during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Century Gardens at Tamiami Community Development  
District

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

PUBLISH: MIAMI HERALD

08/05/25 & 08/12/25

IPL0260121

Aug 5,12 2025



**RESOLUTION NO. 2025-05**

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

**WHEREAS**, the Century Gardens at Tamiami Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of August, 2025.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Century Gardens At Tamiami Community Development District

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

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Final Series 2018 Debt Service Fund Budget (Clubhouse)	VII

### Assessment Comparison

Assessment Comparison	VIII
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**FINAL 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 FINAL 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 FINAL 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 FINAL 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 FINAL 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 FINAL 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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 FINAL 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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>	<u>\$ 719.47</u>	<u>\$ 719.47</u>	<u>\$ 719.47</u>	<u>\$ 719.47</u>	<u>\$ 719.47</u>
<b>Total</b>	<b>\$ 825.94</b>	<b>\$ 825.90</b>	<b>\$ 825.88</b>	<b>\$ 825.82</b>	<b>\$ 825.77</b>
<u>30' Townhomes</u>					
Administrative Assessment For 30' Townhomes	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90	\$ 59.85
Maintenance Assessment For 30' Townhomes	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
<u>Debt Assessment For 30' Townhomes</u>	<u>\$ 873.67</u>	<u>\$ 873.67</u>	<u>\$ 873.67</u>	<u>\$ 873.67</u>	<u>\$ 873.67</u>
<b>Total</b>	<b>\$ 980.14</b>	<b>\$ 980.10</b>	<b>\$ 980.08</b>	<b>\$ 980.02</b>	<b>\$ 979.97</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
<u>Debt Assessment For Single Family Homes</u>	<u>\$ 1,284.79</u>	<u>\$ 1,284.79</u>	<u>\$ 1,284.79</u>	<u>\$ 1,284.79</u>	<u>\$ 1,284.79</u>
<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>
<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>	<u>\$ 744.68</u>	<u>\$ 744.68</u>	<u>\$ 744.68</u>	<u>\$ 744.68</u>	<u>\$ 744.68</u>
<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>Townhomes</u>					
Administrative Assessment For Townhomes	\$ 56.44	\$ 57.59	\$ 59.96	\$ 59.90	\$ 59.85
Maintenance Assessment For Townhomes	\$ 50.03	\$ 48.84	\$ 46.45	\$ 46.45	\$ 46.45
Clubhouse O&M Assessment For Townhomes	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02	\$ 773.02
Clubhouse Debt Assessment For Townhomes	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94	\$ 686.94
<u>Debt Assessment For Townhomes</u>	<u>\$ 944.68</u>	<u>\$ 944.68</u>	<u>\$ 944.68</u>	<u>\$ 944.68</u>	<u>\$ 944.68</u>
<b>Total</b>	<b>\$ 2,511.11</b>	<b>\$ 2,511.07</b>	<b>\$ 2,511.05</b>	<b>\$ 2,510.99</b>	<b>\$ 2,510.94</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>	<u>\$ 1,595.75</u>	<u>\$ 1,595.75</u>	<u>\$ 1,595.75</u>	<u>\$ 1,595.75</u>	<u>\$ 1,595.75</u>
<b>Total</b>	<b>\$ 3,162.18</b>	<b>\$ 3,162.14</b>	<b>\$ 3,162.12</b>	<b>\$ 3,162.06</b>	<b>\$ 3,162.01</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>	<u>\$ 903.25</u>	<u>\$ 903.25</u>	<u>\$ 903.25</u>	<u>\$ 903.25</u>	<u>\$ 903.25</u>
<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>

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

Community Information

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

**TOTAL UNITS**

Original Units:	446
Expansion Area Units:	398
Tract B Townhomes (Expansion Area):	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

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Century Gardens at Tamiami Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of August, 2025.

**ATTEST:**

**CENTURY GARDENS AT TAMIAMI  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 116<sup>th</sup> Terrace, Miami, Florida 33196 at **6:15 p.m.** on the following dates:

**October 27, 2025**

**February 24, 2026**

**March 23, 2026**

**April 28, 2026**

**June 29, 2026**

**August 24, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT**

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

**PUBLISH: MIAMI HERALD 00/00/25**

**Interlocal Access Agreement for Local Government Publication of Legal  
Advertisements and Public Notices on County Designated Website**

This Interlocal Agreement ("Agreement") is made and entered into by and between Miami-Dade County, Florida ("County"), a political subdivision of the State of Florida, and Century Gardens at Tamiami Community Development District, a municipality, other unit of local government or other political subdivision in the State of Florida ("Local Government"). The parties to this agreement are solely the County and the Local Government (each a "Party," and collectively the "Parties").

**RECITALS**

A. Section 50.011 of the Florida Statutes provides requirements relating to the publication of legal notices, including requirements relating to the types of newspapers and print publications that may be utilized for official legal advertisements and notices placed by local governments; and

B. Section 50.011 also provides that such advertisements and notices may instead be placed on a publicly accessible website, as provided in section 50.0311; and

C. Section 50.0311 in turn provides that "[a] governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper"; and

D. Pursuant to section 50.0311, the County has decided to designate a publicly accessible website – **legalads.miamidade.gov** - for the publication of legally required advertisements and public notices, provided the cost of publishing such advertisements and notices on this website is less than the cost of publishing them in print; and

E. Local Government desires to utilize the County's designated publicly accessible website for the online publication of certain advertisements and notices, in accordance with section 50.0311; and

F. The Parties wish to enter into this Agreement to facilitate the Local Government's use of the County's publicly accessible website to publish certain legal advertisements and public notices and to address, among other matters, costs, parameters, and indemnification.

**TERMS**

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are approved and incorporated herein.

2. Designation of Website. The County has designated **legalads.miamidade.gov** (“Website”) as the publicly accessible website for the publication of legal advertisements and notices by governmental agencies in Miami-Dade County, pursuant to section 50.0311 of the Florida Statutes. At any time, the County may, in its sole discretion, choose to designate a different website for this purpose. If the County does so, it shall provide notice in a manner of its choosing to the Local Government and any such new designation shall be automatically effective upon the date stated in County’s notice. Any such new designation shall not require amendment of this Agreement. Such newly designated website shall be thereafter deemed the “Website” for purposes of this Agreement.

3. Utilization of Website. The Local Government may utilize the Website for its publication of legally required advertisements and public notices in accordance with the requirements of section 50.0311 of the Florida Statutes, if and to the extent it elects to do so. Nothing in this Agreement obligates the Local Government to utilize the Website for publication of any particular advertisement or notice. For any advertisements and notices that the Local Government wishes to publish on the Website, the County shall provide the Local Government with the ability to do so in a manner of the County’s choosing. All postings by the Local Government must include contact information to ensure prompt identification of the responsible party. Separate and apart from its use of the Website, the Local Government shall be solely responsible for the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation.

4. Term. The term of this Agreement shall commence upon the date it is fully executed by the Parties (“Effective Date”) and shall continue until terminated by either Party as otherwise provided herein for a period not to exceed five years, with a possible option to renew, as provided herein.

5. Extensions. The County may extend this Agreement for two additional five-year terms (each an “Extension Term”) on the same terms and conditions stated in this Agreement, though costs may change, by sending notice to the Local Government at least 30 days prior to the expiration of the then-current term. It is provided, however, that nothing herein shall be deemed to preclude the Parties from entering into additional agreements in the future relating to the Local Government’s use of the Website.

6. Compliance with Legal Requirements. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement. For the duration of this Agreement, the Local Government shall be solely responsible for verifying and ensuring its eligibility to utilize the Website in accordance with section 50.0311 and for adherence to all applicable requirements, obligations, duties, procedures, and conditions set forth in chapter 50 of the Florida Statutes, including, but not limited to, section 50.0311, and in any other applicable federal, state, or local law, rule, or regulation, as may be amended from time to time (“Legal

Requirements”). The County shall have no responsibility for ensuring that the Local Government, or its use of the Website, complies with such Legal Requirements or any other law, rule, or regulation.

7. County Actions are Ministerial. The Local Government acknowledges that any and all advertisements and notices published on the Website are prepared and published by the Local Government and not the County, and that any and all actions of the County in conjunction with or relating to the designation of the Website for use by the Local Government are, and shall be construed at all times as being, purely ministerial acts.

8. Services Description. The County will provide the Local Government access to publishing its legal advertisements and notices on the Website. The County will supply the software, licensing, maintenance, and prerecorded online video trainings required to provide Local Governments with access to the Website, with a maximum of two users each, to publish legal advertisements and public notices. The Local Government will be responsible for promptly notifying the County when any agents or employees of the Local Government should have their access to the Website revoked. The County will maintain the email distribution list for users that opt-in to receive email or direct mail from the County. However, the Local Government will be responsible for maintaining its own email and first-class mailing lists or distribution as part of Section 50.011 of the Florida Statutes. The County is not responsible for connectivity disruptions or delays caused by circumstances beyond its control.

9. Training. The County will provide prerecorded online video training sessions that can be accessed by the Local Government to assist with its use of the Website. As part of this Agreement, the County may provide updates regarding new capabilities and features, if applicable.

10. Support. The Local Government will have access to the online FAQ page to review answers to commonly asked questions. The County will provide support contact details, which may include a contact group, form, or individual, at the start of the agreement upon onboarding. County support hours are between the hours of 8 a.m. and 5 p.m. Monday through Friday, excluding observed County holidays. The County shall have the sole discretion to determine whether support requests qualify as an emergency, exceed reasonable use or are outside the scope of services. Urgent requests necessitating expedited processing outside of support hours are subject to additional fees, as delineated in the current Communications and Customer Experience Department (CCED) and Information Technology Department (ITD) rate sheets. Support service does not include support for errors caused by third party products or applications for which the County is not responsible.

11. Financial Responsibility. The Local Government shall bear all fees and costs relating to its use of the Website, including, but not limited to, fees and costs associated with any software and licensing, or website maintenance necessitated by Local Government’s use of the Website, and any County administrative staff time required to facilitate Local Government’s use of the Website. In a manner of its choosing, the County, or such entity designated by the County, shall invoice the Local Government for such fees and costs and, upon receipt of such invoice, the Local



Government shall be responsible for the timely payment of all such fees and costs. Additionally, separate and apart from its use of the Website, the Local Government shall be solely responsible for any and all costs associated with the placement of any advertisements or notices that the Local Government is required, or chooses, to publish in a print publication and for any advertisements or notices that the Local Government provides by mail or email pursuant to section 50.0311(6) or any other applicable law, rule, or regulation. If the Local Government fails to pay such fees and costs in a timely manner, the County may terminate the Local Government's access to the Website, and the County shall have no liability to the Local Government for such termination or lack of access due to non-payment.

12. Costs. The annual necessary software, maintenance, and support costs for each Local Government are estimated to be \$707 per Local Government agent or employee user. This figure represents an approximate estimate of the anticipated recurring annual costs, which may vary from year-to-year, and nothing herein shall be deemed to preclude the County from charging the Local Government the actual costs associated with its use of the Website in a given year, as provided in paragraph 11. In addition, such costs may be subject to annual increases at the County's discretion, and the Parties agree that the estimated annual cost figure set forth in this paragraph shall be adjusted and deemed amended herein accordingly.

13. Reimbursable Expenses. The Local Government will not be reimbursed for expenses it bears unless expressly provided for in this Agreement.

14. Sovereign Immunity. Nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Agreement.

15. Indemnification. Local Government shall indemnify and hold harmless the County and all of the County's current, past, and future officers, agents, and employees (collectively, "Indemnified Parties") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and (i) relating to the Local Government's use of the Website or the Local Government's advertisements or notices published on the Website, or (ii) caused or alleged to be caused, in whole or in part, by any breach of this Agreement by the Local Government, or (iii) any intentional, reckless, or negligent act or omission of the Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement or the Local Government's use of the Website. The Local Government further agrees and acknowledges that, from time to time, issues relating to, for example, technological glitches or failures, hardware or software malfunction, connectivity, and loss of power may arise and that such issues may impact the ability of the Local Government to use the Website to publish advertisements and notices. The Local Government agrees and acknowledges that the County shall not be liable for any such issues, and further agrees to indemnify and hold harmless the Indemnified Parties from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses,

including through the conclusion of any appellate proceedings, raised or asserted by any person or entity relating to such issues. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

16. Termination. Either Party may terminate this Agreement without cause upon at least 90 days' prior written notice to the other Party. This Agreement may also be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within 30 days after receipt written or electronic notice of from the aggrieved Party identifying the breach. In addition, if the publication of advertisements and notices on the Website is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of the County's designated publicly accessible website for publication of such advertisements and notices, this Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

17. Public Records. The Parties acknowledge and agree that as political subdivisions of the State of Florida, both Parties are subject to Florida's Public Records Law, Chapter 119 of the Florida Statutes. Nevertheless, the County is not the custodian of the Local Government's records and the Local Government acknowledges and agrees that the County does not assume responsibility for handling or responding to any public records requests submitted to the Local Government. Each Local Government shall be responsible for maintaining, in accordance with the requirements of Florida law and retention schedules, all records associated with its own legal advertisements and notices posted on the Website and for fulfilling public records requests relating to such legal advertisements and notices. In the event that any confidential records or materials are exchanged, the Parties shall endeavor to treat the other Party's confidential information as it would treat its own confidential information of a similar nature. In the event that third party records are exchanged, the Parties mutually agree to inform the other Party of any requirements or potential confidential nature of such records. The parties' compliance with, or good faith attempt to comply with, the requirements of Chapter 119 of Florida Statute shall not be considered breach of this Agreement.

18. Notices. Unless expressly provided otherwise in another section of this Agreement, for any notice to a Party to be effective under this Agreement, such notice must be sent via U.S. first-class mail, with a copy sent contemporaneously via email, to the addresses listed below. Such notice shall be effective upon mailing. A Party may at any time provide written notice to the other Party designating a new address for receipt of future notices. Any such notice of a newly designated address shall be kept with, and deemed a part of, this Agreement.

FOR MIAMI-DADE COUNTY:

Miami-Dade County Communications and Customer Experience Department  
ATTN: Inson Kim  
111 NW 1<sup>st</sup> Street  
Suite 2510  
Miami, FL 33128

FOR LOCAL GOVERNMENT:

Century Gardens at Tamiami Community  
Development District ATTN: Gloria Perez,  
District Manager 2501A Burns Road  
Palm Beach Gardens, FL 33410

19. Prior Agreements. This Agreement represents the final and complete understanding of the Parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Agreement are contained herein.

20. Assignment. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party without the prior written consent of the other Party. It is provided, however, this provision shall not be deemed to prohibit the County, in its sole discretion, from procuring any goods or services relating to the operation, maintenance, or use of the Website by the County or the Local Government.

21. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

22. Severability. If any provision of this Agreement is found to be unenforceable, in any respect, by any court of competent jurisdiction, that provision shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

23. Third-Party Beneficiaries. Neither the Local Government nor the County intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement or to seek any interpretation or declaratory or injunctive relief pertaining to the Agreement.

24. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court for the

Southern District of Florida. **EACH PARTY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.**

25. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same formality as this Agreement and executed on behalf of the County and the Local Government, respectively, by persons authorized to execute same on their behalf.

26. Representation of Authority. Each person executing this Agreement on behalf of a Party represents and warrants that such person is, on the date the person signs this Agreement, duly authorized by all necessary, such as the Clerk's Office, and appropriate action to execute this Agreement on behalf of such Party and that the person does so with full legal authority.

27. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

28. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein is understood to be bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

(Remainder of this page intentionally left blank.)

**COUNTY**

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: MIAMI-DADE COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Mayor or County Mayor's Designee, authorized to execute same by Board action on \_\_\_\_\_, and the Local Government, signing by and through its Clerk's Office, duly authorized to execute same.

MIAMI-DADE COUNTY, by and through  
its County Mayor or County Mayor's Designee

By: \_\_\_\_\_

\_\_\_ day of \_\_\_\_\_, 20\_\_\_

**LOCAL GOVERNMENT**

LOCAL GOVERNMENT NAME: Century Gardens at Tamiami Community Development District

ATTEST:

By: \_\_\_\_\_  
Chairman or Vice Chairman

\_\_\_\_\_  
Gloria Perez, Secretary/Treasurer and  
District Manager for the Century  
Gardens at Tamiami Community  
Development District

\_\_\_\_\_  
Print Name  
25 day of August, 2025

Approved as to form  
and legal sufficiency:

\_\_\_\_\_

# Hammocks Blvd Park



15080 SW 116<sup>th</sup> TERRACE • Miam, Florida 33196  
Phone (305) 590-8433



## Scope of Work:

1. Pressure washes the park and surrounding sidewalks, fence, playground equipment and columns.
2. Repair column caps with elastomeric patch and stucco as needed.
3. Apply a coat of stucco primer to repaired areas.
4. Apply a coat for masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super Paint Satin finish to all painted surfaces.

### Pictures of Columns and Park Current Condition





Information	Elite	Arking Solution	R & R Painting
Insurance	Yes	Yes	Yes
Warranty	No	No	No
Deposit	No	50%	No
<b>Total</b>	<b>\$4800</b>	<b>\$5200</b>	<b>\$4565</b>

Date: 08/14/2025  
Prepared By: Julia Barrios



# Elite Property Service & Painting Corp.

**Proposal submitted to:**

**Century Gardens @ Tamiami CDD  
C/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
Att.: Julia Barrios**

**Pressure wash various areas and repair and paint columns of the Park on Hammocks Blvd.**

**Scope of Work:**

1. Pressure wash the park and surrounding sidewalks, fence, playground equipment and columns.
2. Repair column caps with elastomeric patch and stucco as needed.
3. Apply a coat of stucco primer to repaired areas.
4. Apply a coat for masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super Paint Satin finish to all painted surfaces.

**Proposal Sums:**

Total                                      \$4,800.00

WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.

-----  
District  
Title & Date: \_\_\_\_\_

-----  
Elite Property Service  
Title & Date: \_\_\_\_\_

Elite Property Service & Painting Corp. [mgamero@elitepropertysp.com](mailto:mgamero@elitepropertysp.com) (954) 588-0253



August 13, 2025

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

**Ref: GARDENS BY THE HAMMOCKS CLUB**  
**EXTERIOR IMPROVEMENTS.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide  
The exterior improvements according to the site visit and your request.

**SCOPE OF WORK:**

Furnish Labor, Material & Tools.

Pressure cleaning.  
Sidewalk Playground area.  
Playground games.  
7 Columns.  
Wood Fence.  
Remove debris and trash.

**TOTAL \$ 5,200=**

**TIME SCHEDULE:**

2 Weeks

**PAYMENT SCHEDULE:**

50% Deposit.  
50% Final Payment.

**Not Included:**

- Permits

Best Regards,

*Martha Arango*

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

ACCEPTANCE: \_\_\_\_\_

# **R & R PAINTING**

## **General Painting\*Pressure Cleaning**

### **Commercial & Residential**

**CC #12BS00336**

#### **PROPOSAL**

DATE: 08-11-25

**CUSTOMER NAME:**

Century Gardens at Tamiami CDD  
c/o Special District Services, Inc.  
2501A Burns, Road  
Palm Beach Gardens, FL 33410  
Price: \$4,565.00

Pressure Wash various areas and repair and paint columns of the Park on Hammocks Blvd.

**Scope of Work:**

1. Pressure wash the park and surrounding sidewalks, fence, playground equipment and columns.
2. Repair column caps with elastomeric patch and stucco as needed.
3. Apply coat of stucco primer to repaired areas.
4. Apply a coat of masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super Paint Satin finish to all painted surfaces.

### LANDSCAPING:

Building Management will be responsible for any trimming or removal of landscaping required allowing completion of work. Contractor will alert Property Manager of these areas so that trimming may be scheduled prior to commencement. If such items are not removed, the contractor shall exercise due diligence to protect any such items but will not be responsible for any damages.

### UTILITIES

Building Management must provide access to water, electricity.

### SECURITY AND UNIT OWNER'S NOTIFICATION:

Building Management must provide Contractor the ability to restrict parking and or traffic flow for specific areas if necessary to complete work in the specified area. The Owner shall be responsible for providing proper parking space for vehicles, and equipment as necessary to complete all work. Contractor will notify Building Management and Unit Owner of any such area requiring restriction 48 hours prior to beginning work in that area. Association will inform residents to clean personal areas such as balconies, if applicable to avoid damages.

R & R Painting and Pressure cleaning is not responsible for damages caused to vehicles that are not moved from the painting zone and for personal property left on premises.

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

CUSTOMER SIGNATURE\_\_\_\_\_

CUSTOMER SIGNATURE\_\_\_\_\_ DATE:\_\_\_\_\_

All material is guaranteed to be made as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above estimates. Owner has to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance and 2,000,000 liability insurance.

R & R PAINTING SIGNATURE: \_\_\_\_\_

DATE:\_\_\_\_\_

# Clubhouse Pool Columns Pressure Cleaning, Repair and Painting



15080 SW 116<sup>th</sup> TERRACE • Miami, Florida 33196  
Phone (305) 590-8433

## Scope of Work:

Pressure clean, Repairs, primer and paint of the columns around the Clubhouse pool area.

1. Pressure washes 25 columns.
2. Repair column caps with elastomeric patch and stucco as needed.
3. Apply a stucco primer coat to repaired areas.
4. Apply a coat for masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super Paint Satin finish to all painted surfaces.

### Pictures of Columns Current Condition







Information	Elite	Arking Solution	R & R Painting
Insurance	Yes	Yes	Yes
Warranty	No	No	No
Deposit	No	50%	No
<b>Total</b>	<b>\$2600</b>	<b>\$5980</b>	<b>\$2365</b>

Date: 08/14/2025  
Prepared By: Julia Barrios

## & Painting Corp.

**Century Gardens @ Tamiami CDD**  
**C/o Special District Services, Inc.**  
**2501A Burns Road**  
**Palm Beach Gardens, FL 33410**  
**Att.: Julia Barrios**

**Att.: Julia Barrios**

**Scope of Work:**

1. Pressure wash 25 columns.
2. Repair column caps with elastomeric patch and stucco as needed.
3. Apply a coat of stucco primer to repaired areas.
4. Apply a coat for masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super Paint Satin finish to all painted surfaces.

**Proposal Sums:**

Total	\$2,600.00
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WHEN DULY SIGNED AND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE PARTIES INVOLVED.

District \_\_\_\_\_  
Title & Date: \_\_\_\_\_

Elite Property Service  
Title & Date: \_\_\_\_\_

**Elite Property Service & Painting Corp. [mgamero@elitepropertysp.com](mailto:mgamero@elitepropertysp.com) (954) 588-0253**



August 13, 2025

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

**Ref: GARDENS BY THE HAMMOCKS CLUB**  
**CLUB HOUSE IMPROVEMENTS.**

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide  
The exterior improvements according to the site visit and your request.

**SCOPE OF WORK:**

Furnish Labor, Material & Tools.  
Pressure cleaning, repairs and paint.

Exterior Club house area  
17 small columns and 8 big columns.  
Remove debris and trash.

**TOTAL \$ 5,980=**

**TIME SCHEDULE:**

2 Weeks

**PAYMENT SCHEDULE:**

50% Deposit.  
50% Final Payment.

**Not Included:**

- Permits
- Best Regards,

*Martha Arango*

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

ACCEPTANCE: \_\_\_\_\_

**R & R PAINTING**  
**General Painting\*Pressure Cleaning**

**Commercial & Residential**

**CC #12BS00336**

**Ph:786.768.8053**

**PROPOSAL**

DATE: 08-11-25

CUSTOMER NAME: Century Gardens at Tamiami CDD  
C/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

Price: \$2,365.00

Description of the job:

Repair and paint clubhouse pool deck column of Century Gardens located at 15080 SW 116 terrace, Miami, Florida.

Scope of Work:

1. Pressure wash 25 columns.
2. Repair 25 Column caps with elastomeric patch and stucco as needed.
3. Apply a stucco primer coat to repaired areas.



4. Apply a coat of masonry conditioner to existing painted surfaces.
5. Apply 2 coats for Super paint Satin finish to all painted surfaces.

Note: this price does not include the permits required by the city. The price of the permission is determined by the city and the owner is responsible for the payments of said permits.

#### LANDSCAPING:

Building Management will be responsible for any trimming or removal of landscaping required allowing completion of work. Contractor will alert Property Manager of these areas so that trimming may be scheduled prior to commencement. If such items are not removed, the contractor shall exercise due diligence to protect any such items but will not be responsible for any damage.

#### UTILITIES

Building Management must provide access to water, electricity.

#### SECURITY AND UNIT OWNER'S NOTIFICATION:

Building Management must provide Contractor the ability to restrict parking and or traffic flow for specific areas if necessary to complete work in the specified area. The Owner shall be responsible for providing proper parking space for vehicles, and equipment as necessary to complete all work. Contractor will notify Building Management and Unit Owner of any such area requiring restriction 48 hours prior to beginning work in that area. Association will inform residents to clean personal areas such as balconies, if applicable to avoid damages.

R & R Painting and Pressure cleaning is not responsible for damages caused to vehicles that are not moved from the painting zone and for personal property left on premises.

R & R Painting is not responsible for doors that have been damaged by the passage of time and exposed to outdoor elements such as the sun, rain, etc. The paint will not fix damaged doors.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

All material is guaranteed to be made as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above estimates. Owner has to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance and 2,000,000 liability insurance.

R & R PAINTING SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

## Redes Telecom LLC

7178 Southwest 47th Street, Suite A

Miami, Florida 33155

786-305-4317

yosvany@redes-telecom.com | www.redestechnologygroup.com



### RECIPIENT:

#### Century Gardens at Tamiami CDD

15080 Southwest 116th Terrace

Miami, Florida 33196

Phone: 305-283-9592

### SERVICE ADDRESS:

15080 Southwest 116th Terrace

Miami, Florida 33196

### Call Service Door

Product/Service	Description	Qty.	Unit Price	Total
Jun 10, 2025				
For Services call	We have identified an issue with the door; specifically, the strike is damaged. We will address this repair promptly and have it completed by the next day.	3	\$120.00	\$360.00*
RE-STRIKE HES 9600	Genesis-Surface Mounted Electric Strike for Rim Exit Devices Suitable For Outdoor Use	1	\$495.95	\$495.95

\* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Redes Telecom LLC 27-5254436

### Invoice #3158

Issued Jun 10, 2025

Due Jul 25, 2025

**Total \$855.95**

**Total \$855.95**

[Pay Now](#)

## Redes Telecom LLC

7178 Southwest 47th Street, Suite A  
Miami, Florida 33155

786-305-4317

yosvany@redes-telecom.com | www.redestechnologygroup.com



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### Century Gardens at Tamiami CDD

15080 Southwest 116th Terrace  
Miami, Florida 33196

### Call Service Door

**Invoice #:** 3158  
**Due date:** Jul 25, 2025  
**Amount due:** \$855.95  
**Amount enclosed:** \_\_\_\_\_

Mail to:

### Redes Telecom LLC

7178 Southwest 47th Street, Suite A  
Miami, Florida 33155



Redes Telecom LLC

7178 Southwest 47th Street, Suite A  
Miami, Florida 33155  
786-305-4317  
yosvany@redes-telecom.com | www.redestechnologygroup.com



RECIPIENT:

Century Gardens at Tamiami CDD

15080 Southwest 116th Terrace  
Miami, Florida 33196  
Phone: 305-283-9592

SERVICE ADDRESS:

15080 Southwest 116th Terrace  
Miami, Florida 33196

Invoice #3236

Issued Aug 04, 2025  
Due Aug 19, 2025

Total \$774.00

Call Service Door Playgroun Room

Product/Service	Description	Qty.	Unit Price	Total
Aug 01, 2025				
For Services call	We have identified an issue with the door; specifically, the strike is damaged. We will address this repair promptly and have it completed by the next day.	3	\$110.00	\$330.00*
RE-STRIKE HES 9600	Genesis-Surface Mounted Electric Strike for Rim Exit Devices Suitable For Outdoor Use	1	\$444.00	\$444.00

\* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

TERMS: Should the invoice remain unpaid in full after 15 days, the customer agrees to incur interest at a rate of 3.0% per month, or the maximum allowable rate by law, on the outstanding balance of the invoice. In the event that Redes Technology Group initiates legal proceedings to recover any unpaid amounts on this invoice, the customer agrees to cover all associated collection costs, including attorneys' fees.

Redes Telecom LLC 27-5254436

Total \$774.00

Pay Now

## Redes Telecom LLC

7178 Southwest 47th Street, Suite A  
Miami, Florida 33155

786-305-4317

yosvany@redes-telecom.com | www.redestechnologygroup.com



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### Century Gardens at Tamiami CDD

15080 Southwest 116th Terrace  
Miami, Florida 33196

### Call Service Door Playgroun Room

**Invoice #:** 3236  
**Due date:** Aug 19, 2025  
**Amount due:** \$774.00  
**Amount enclosed:** \_\_\_\_\_

Mail to:

### Redes Telecom LLC

7178 Southwest 47th Street, Suite A  
Miami, Florida 33155



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

Qty	Description	Price	Extended	Initial
2	Provide (2) gallons of phosphate remover for the high phosphates levels	\$268.90	\$537.80	<u>GP</u>
1	Labor to perform the treatment	\$325.00	\$325.00	<u>GP</u>
AP WO 250907		<b>Tax:</b>	\$0.00	
		<b>Total:</b>	\$862.80	

Accepted: Gloria Perez Gloria Perez,  
Owner/Agent District Manager

Date: August 13, 2025

Neil V Gates - President

Monday, August 11, 2025

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

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>Clubhouse Expenditures</b>					
<b>01-1602 · CH-Alarm Monitoring</b>					
	10/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 11/12 - 12/11/24	77.61
	11/24/2024	402848696	ADT US Holdings Inc	acct# 402848696 11/12 - 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
	04/24/2025	402848696	ADT US Holdings Inc	acct# 402848696 05/12/25 - 06/11/25	77.61
	05/24/2025	402848696	ADT US Holdings Inc	acct# 402848696 06/12/25 - 07/11/25	77.61
	06/30/2025	402848696	ADT US Holdings Inc	acct# 402848696 07/12/25 - 08/11/25	77.61
	07/24/2025	402848696	ADT US Holdings Inc	acct# 402848696 08/12/25 - 09/11/25	83.81
Total 01-1602 · CH-Alarm Monitoring					782.30
<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
	03/31/2025	WP-30550	Alfresco Air	replace damaged board	1,700.00
	04/03/2025	WP-30705	Alfresco Air	AC preventative maintenance	340.00
Total 01-1603 · CH-AC Maintenance					3,000.00
<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
	04/02/2025	66557	Fitness Solution Inc.	replace treadmill console	1,338.43
	06/06/2025	67329	Fitness Solution Inc.	preventative maintenance	125.00
Total 01-1605 · CH-Gym(Circt Training)equip mnt					3,827.49

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

	Date	Invoice #	Vendor	Memo	Amount
<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
	04/25/2025	786)732-4145	Comcast	acct# 8495600625883659 service 04/29/25 - 05/28/25	253.15
	05/25/2025	8495600625883659	Comcast	acct# 8495600625883659 service 05/29/25 - 06/28/25	262.09
	06/25/2025	8495 60 062 5883659	Comcast	acct# 8495 60 062 5883659 service 06/29/25 - 07/28/25	257.65
	07/25/2025	8495 60 062 5883659	Comcast	acct# 8495 60 062 5883659 service 07/29/25 - 08/28/25	257.74
Total 01-1606 · CH-Cable & Internet					2,591.67
<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
	04/04/2025	07534-90226 0425	FPL	acct# 07534-90226 (03/06/25 - 04/04/25)	952.34
	05/06/2025	07534-90226	FPL	acct# 07534-90226 (04/04/25 - 05/06/25)	1,030.39
	06/05/2025	07534-90226 0625	FPL	acct# 07534-90226 (05/06/25 - 06/05/25)	1,013.69
	07/07/2025	07534-90226 0725	FPL	acct# 07534-90226 (06/05/25 - 07/07/25)	1,112.10
Total 01-1608 · CH-Electricity					9,581.73
<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)					21,950.00
<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					827.00



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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</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
	04/01/2025	04012025-HG	Great Cleaning Corp.	cleaning April 2025	1,300.00
	05/13/2025	05-025	Great Cleaning Corp.	cleaning supplies May 2025	140.70
	06/04/2025	05012025-HG	Great Cleaning Corp.	cleaning May 2025	1,300.00
	06/14/2025	06012025-HG	Great Cleaning Corp.	cleaning June 2025	1,300.00
	06/23/2025	G-0625	Great Cleaning Corp.	cleaning supplies June 2025	371.69
	07/01/2025	07012025-HG	Great Cleaning Corp.	cleaning July 2025	1,300.00
<b>Total 01-1613 · CH-Janitorial Services/Supplies</b>					<b>14,618.50</b>

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1615 · CH-Landscape Mnt (mulch-plants)</b>					
	10/02/2024	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
	04/01/2025	85457	Turf Management	lawn maintenance April 2025	1,212.20
	04/01/2025	85457	Turf Management	trash pick up	158.70
	04/01/2025	85457	Turf Management	lawn maintenance April 2025	1,212.20
	04/01/2025	85457	Turf Management	trash pick up	158.70
	04/10/2025	85480	Turf Management	install of 164 linear feet of bio barrier for roots	5,890.00
	05/01/2025	85495	Turf Management	lawn maintenance May 2025	1,212.20
	05/01/2025	85495	Turf Management	trash pick up	158.70
	05/05/2025	85513	Turf Management	tree trimming at clubhouse	3,350.00
	06/02/2025	85537	Turf Management	lawn maintenance June	1,212.20
	06/02/2025	85537	Turf Management	trash pick up	158.70
	07/01/2025	85572	Turf Management	lawn maintenance July	1,212.20
	07/01/2025	85572	Turf Management	trash pick up	158.70
<b>Total 01-1615 · CH-Landscape Mnt (mulch-plants)</b>					<b>28,619.90</b>

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	01/01/2025	MGT-010125-101	Castle Management LLC	contract management 01-2025	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
	04/01/2025	MGT-040125-103	Castle Management LLC	contract management	1,152.57
	05/01/2025	MGT-050125-103	Castle Management LLC	contract management May 2025	1,152.57
	06/01/2025	MGT-060125-102	Castle Management LLC	contract management June	1,152.57
	07/01/2025	MGT-070125-102	Castle Management LLC	management fee July	1,152.57
Total 01-1617 · CH-Management fees					14,023.52
<b>01-1618 · CH-Miscellaneous Expenses</b>					
	05/23/2025	2689	Signs To Go Inc	new signs	655.00
Total 01-1618 · CH-Miscellaneous Expenses					655.00
<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 refrig 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
	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
	04/30/2025	16VT-H6LJ-CNJT	Amazon Capital Services	purell wipes	86.79
	06/17/2025	1QQX-HDDG-1VTG	Amazon Capital Services	purell wipes	194.90
Total 01-1619 · CH-Office Supplies					967.37

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	04/04/2025	PREIM04-04-25-311	Castle Management LLC	payroll 03/15/25 - 03/28/2025	2,497.82
	04/11/2025	PREIM04-18-25-311	Castle Management LLC	payroll 03/29/25 - 04/11/2025	2,497.82
	04/25/2025	PREIM05-02-25-314	Castle Management LLC	payroll 04/12/25 - 04/25/25	2,497.82
	05/16/2025	PREIM05-16-25-312	Castle Management LLC	payroll 04/26/25 - 05/09/25	2,497.82
	05/23/2025	PREIM05-30-25-332	Castle Management LLC	Pay Period: 05/10/2025 - 05/23/2025	2,497.82
	06/13/2025	PREIM06-13-25-026	Castle Management LLC	payroll 05/24/25 - 06/06/25	2,497.82
	07/01/2025	PREIM06-27-25-317	Castle Management LLC	payroll 6/7/25 - 6/20/25	2,497.82
	07/11/2025	PREIM07-11-25-316	Castle Management LLC	payroll 6/21/25 - 7/04/25	2,497.82
	07/18/2025	PREIM07-25-25-318	Castle Management LLC	payroll 7/5/25 - 7/18/25	2,497.82
Total 01-1620 · CH-Payroll club staff					50,622.87
<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
	04/14/2025	8184	Rodi Pest Control LLC	pest control	65.00
	06/09/2025	8815	Rodi Pest Control LLC	pest control	65.00
	07/14/2025	9099	Rodi Pest Control LLC	pest control	65.00
Total 01-1621 · CH-Pest Control					455.00

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1622 · CH-Pool &amp; Spa Maintenance</b>					
	10/01/2024	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 system	630.00
	02/11/2025	682902	American Pool Service	repair delamination in the deep end	860.00
	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
	03/01/2025	702366	American Pool Service	monthly service March 2025	1,200.00
	04/01/2025	705681	American Pool Service	monthly service April 2025	1,200.00
	05/01/2025	710024	American Pool Service	May service	1,200.00
	06/01/2025	713727	American Pool Service	June service	1,200.00
	06/17/2025	684191	American Pool Service	complete Pentair filter	2,168.40
	06/17/2025	711745	American Pool Service	replace pump housing	707.20
	06/17/2025	684171	American Pool Service	replacement of Pentair filters	4,679.60
	06/30/2025	13-60-1722547	Florida Dept of Health-Miami Dade County	spa permit 13-60-1722547	125.00
	06/30/2025	13-60-1722545	Florida Dept of Health-Miami Dade County	pool permit 13-60-1722545	250.00
	07/01/2025	717094	American Pool Service	July service	1,200.00
Total 01-1622 · CH-Pool & Spa Maintenance					24,762.85
<b>01-1626 · CH-Repairs &amp; Maintenance</b>					
	12/18/2024	8358	Pressure Cleaning Man	pressure cleaning of swales, sidewalks, pool deck & mailbox area	1,707.20
	01/24/2025	58736	Security Fire Prevention Inc	charging of fire extinguishers	95.00
	03/31/2025	6065	Elite Property Service & Painting Corp	repair reception office ceiling and prep/paint gym	3,900.00
	04/16/2025	1638	ARKING SOLUTIONS INC	paver project	7,500.00
	06/10/2025	3158	Redes Telecom LLC	emergency repair on door - not closing properly	855.95
Total 01-1626 · CH-Repairs & Maintenance					14,058.15



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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	06/13/2025	3456615209	Miami-Dade Water and Sewer Department 345	water 03/07/25 - 06/09/25	35.07
	06/20/2025	5883452839	Miami-Dade Water and Sewer Department 588	water 03/07/25 - 06/09/25	617.76
Total 01-1630 · CH-Water & Sewer					2,460.23
<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
	04/30/2025	2025-0376	Special District Services, Inc.	CH - Oversight	500.00
	05/31/2025	2025-0618	Special District Services, Inc.	CH - Oversight	500.00
	06/30/2025	2025-0743	Special District Services, Inc.	CH - Oversight	500.00
	07/31/2025	2025-0865	Special District Services, Inc.	CH - Oversight	500.00
Total 01-1634 · CH Oversight & Financial Mgmt					5,000.00

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
<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
	04/30/2025	INS-0425-064	Castle Management LLC	insurance reimbursement April 2025	357.50
	05/31/2025	INS-0525-062	Castle Management LLC	insurance reimbursement May	357.50
	06/30/2025	INS-0625-062	Castle Management LLC	Insurance Reimbursement June	357.50
Total 01-1639 · CH - Club Staff Health Insuranc					<u>3,120.00</u>
<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>205,970.96</u></b>

June 13, 2025

Attention:

District Manager Gloria Perez ([gperez@sdsinc.org](mailto: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 1<sup>st</sup>, 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 1<sup>st</sup>, 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 <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	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

<sup>(1)</sup> 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.

<sup>(2)</sup> 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 <sup>(1)</sup>	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

<sup>(1)</sup> 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.

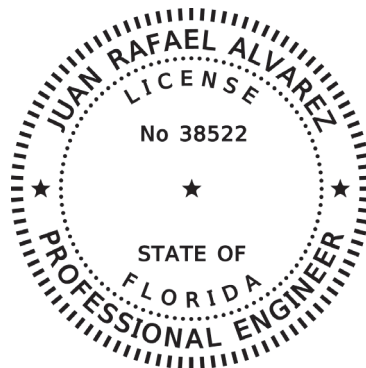
If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at [Alvarez@Alvarezeng.com](mailto:Alvarez@Alvarezeng.com).

Sincerely,

**Alvarez Engineers, Inc.**

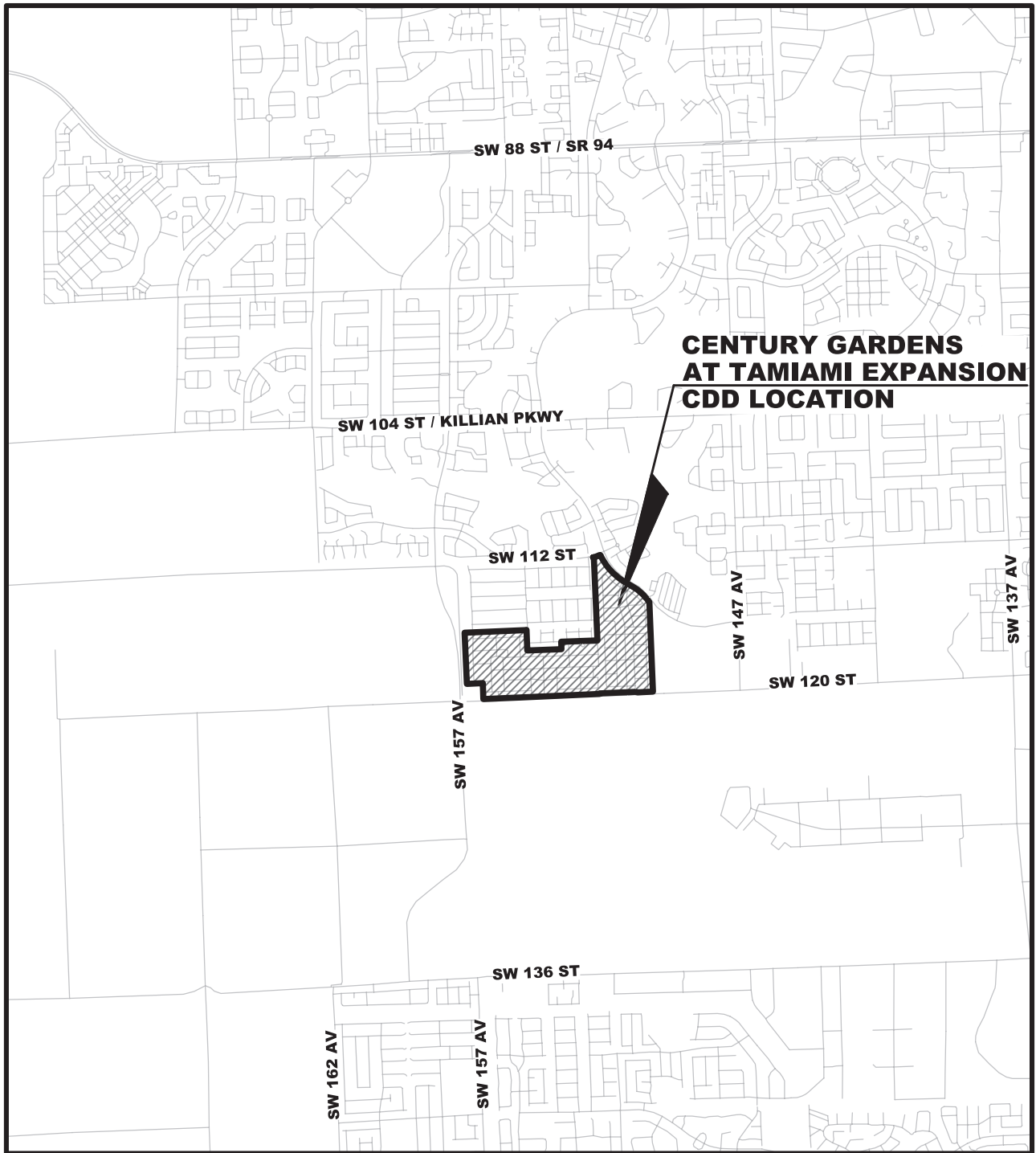
**Juan R  
Alvarez** Digitally signed by  
Juan R Alvarez  
Date: 2025.06.13  
17:39:20 -04'00'

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



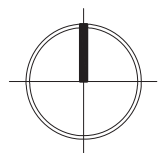
This item has been digitally signed and sealed by Juan R. Alvarez, PE on June 13, 2025.

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

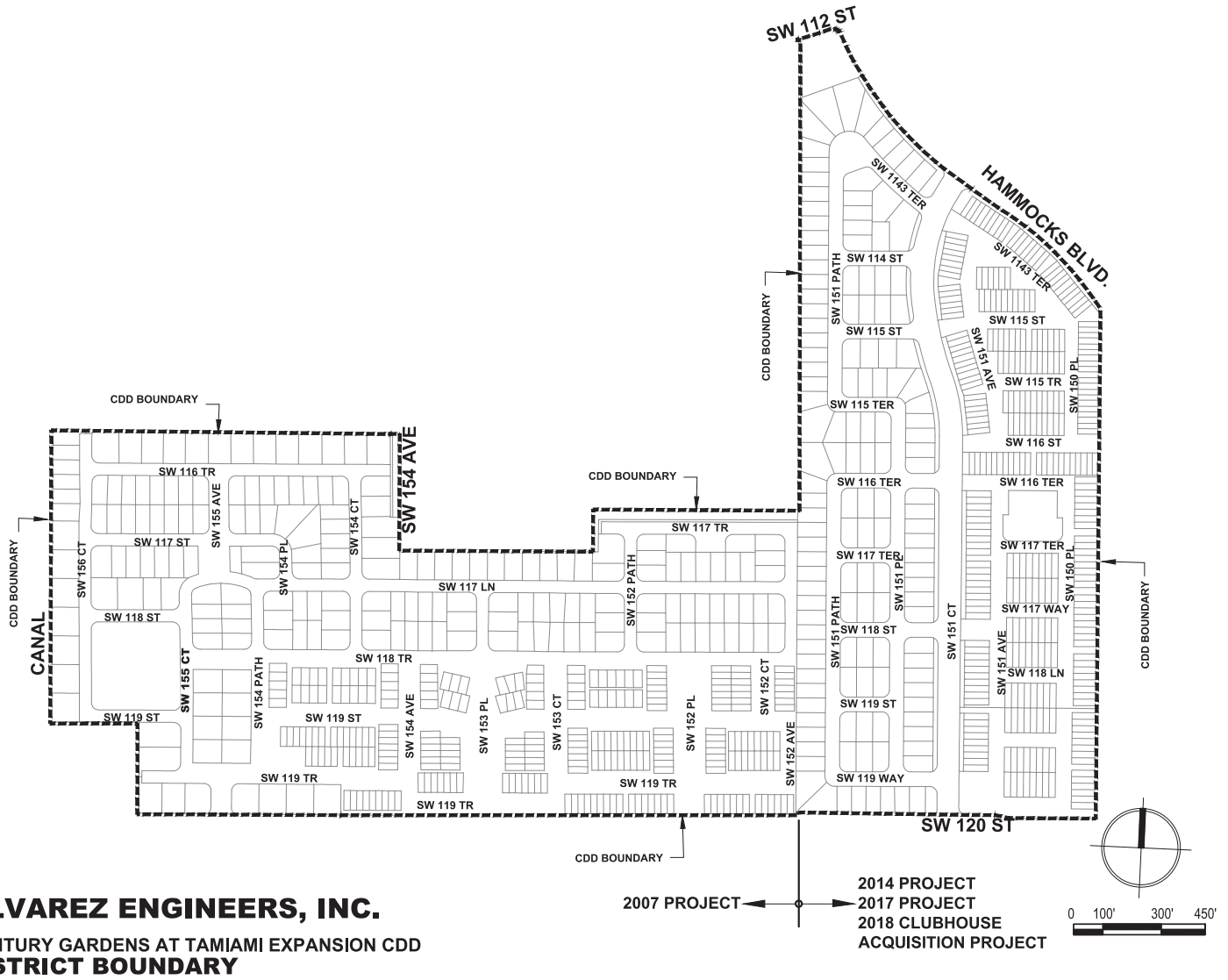


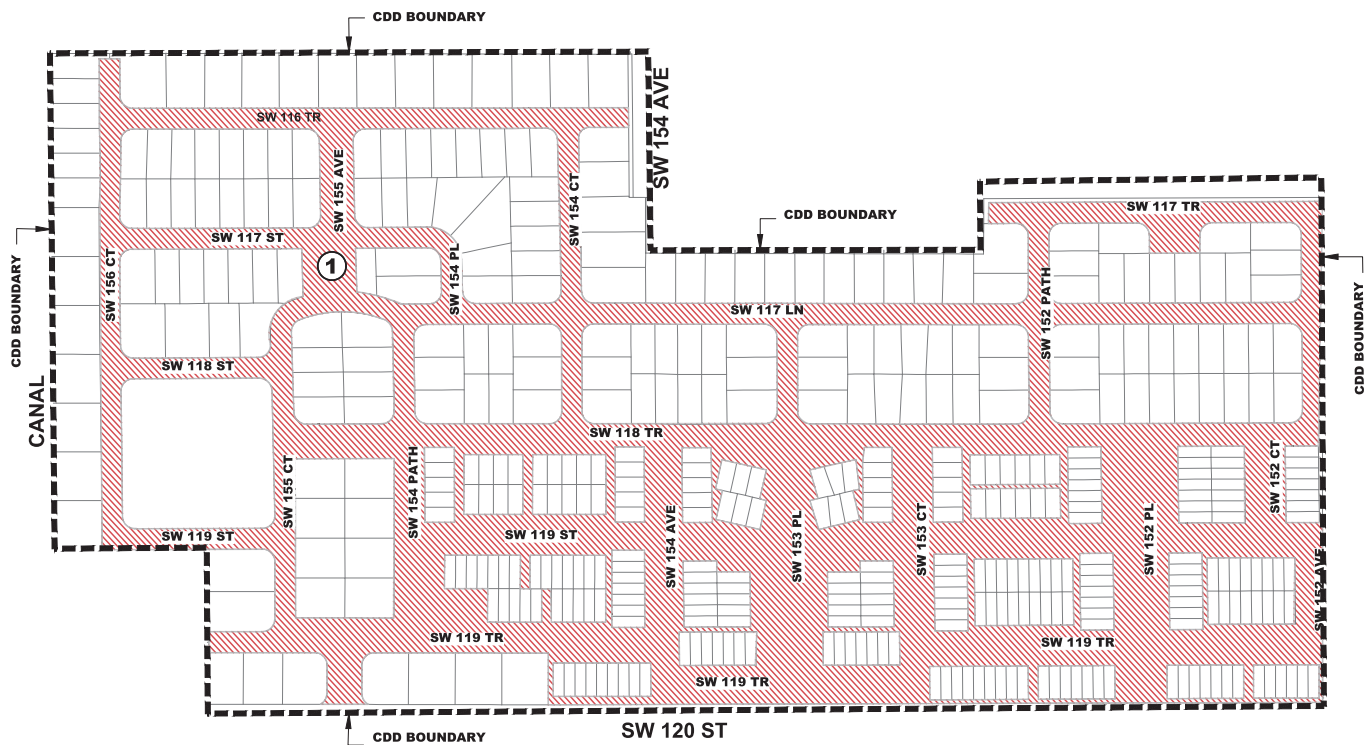
## ALVAREZ ENGINEERS, INC.

### CENTURY GARDENS AT TAMIAMI EXPANSION CDD LOCATION MAP



0 500' 1500' 3000'





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

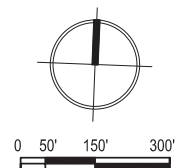
LEGEND:  
 ORB: OFFICIAL RECORD BOOK  
 PB: PLAT BOOK  
 PG: PAGE  
 QCD: QUIT CLAIM DEED  
 SWD: SPECIAL WARRANTY DEED

## ALVAREZ ENGINEERS, INC.

CENTURY GARDENS AT TAMIAMI CDD  
 CDD LAND OWNERSHIP

### DETAIL OF 2007 PROJECT

EXHIBIT 3



Page 7 of 8





## MEMORANDUM

TO: District Manager

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

DATE: June 30, 2025

RE: 2025 Legislative Update

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

**1. Chapter 2025 – 195, Laws of Florida (SB 268).** The legislation creates a new public records exemption under section 119.071(4)(d)6., F.S., for certain personal identifying and locating information of specified state and local officials, members of Congress, and their family members. Specifically, the exemption applies to the partial home addresses and telephone numbers of current congressional members, public officers, their adult children and spouses. To assert the exemption, the public officer or congressional member, their family members, or employing agencies must submit a written, notarized request to each agency holding the information, along with documentation verifying the individual's eligibility. Custodians of records must maintain the exemption until the qualifying condition no longer exists.

The legislation narrows the definition of "public officer" to include only the Governor, Lieutenant Governor, Chief Financial Officer, Attorney General, or Commissioner of Agriculture; as well as a state senator or representative, property appraiser, supervisor of elections, school superintendent, city or county commissioner, school board member, or mayor. This exemption applies to information held before, on, or after July 1, 2025. It is subject to the Open Government Sunset Review Act and will automatically repeal on October 2, 2030, unless reenacted by the Legislature. The effective date of this act is July 1, 2025.

While the new exception is not specifically applicable to a member of a Community Development District ("CDD") board of supervisors, if any board members or related officials fall within this definition of a "public officer" who has asserted the exception, the CDD must protect the partial home addresses and telephone numbers of these individuals, as well as similar information about their spouses and adult children. CDDs will need to update their public records procedures to verify and process these requests to ensure exempt information is withheld.

**2. Chapter 2025 – 174, Laws of Florida (HB 669).** The legislation prohibits a local government’s<sup>1</sup> investment policy from requiring a minimum bond rating for any category of bond that is explicitly authorized in statute to include unrated bonds. Current law permits local governments to invest in unrated bonds issued by the government of Israel. The bill ensures that investment policies do not impose additional rating requirements that conflict with this statutory authorization. The effective date of this act is July 1, 2025.

This law prevents a CDD from imposing stricter bond rating requirements in their investment policies than those allowed by state law. Specifically, if state law authorizes investment in certain unrated bonds, such as those issued by the government of Israel, a CDD cannot require a minimum bond rating for these bonds in its investment guidelines. CDDs must align their investment policies with statutory permissions, allowing investment in authorized unrated bonds without additional rating restrictions.

**3. Chapter 2025 – 189, Laws of Florida (SB 108).** The legislation makes significant amendments to the Administrative Procedure Act (APA), revising rulemaking procedures, establishing a structured rule review process, and changing public notice requirements.

**New Timelines and Notice Requirements:**

- Agencies must publish a notice of intended agency action within 90 days of the effective date of legislation delegating rulemaking authority.
- Notices of proposed rulemaking must now include the proposed rule number, and at least seven days must separate the notice of rule development from proposed rule publication.
- Agencies must electronically publish the full text of any incorporated material in a text-searchable format and use strikethrough/underline formatting to show changes.

This legislation applies to CDDs that exercise rulemaking authority under Chapter 120, Florida Statutes. Under the new requirements, CDDs must publish a notice of intended agency action within 90 days after the effective date of any legislation granting them rulemaking authority. When proposing new rules, CDDs must now include the proposed rule number in the notice, allow at least seven (7) days between publishing the notice of rule development and the proposed rule itself, and electronically publish the full text of any incorporated materials in a searchable format. All changes must be shown using strikethrough and underline formatting. CDDs subject to the APA should review their procedures to ensure timely and compliant publication moving forward.

Section 120.5435, F.S., governing the rule review process sunsets on July 1, 2032, unless reenacted. The effective date of this act is July 1, 2025.

**4. Chapter 2025 – 85, Laws of Florida (SB 348).** The legislation amends the Code of Ethics to establish a new “stolen valor” provision and expands enforcement mechanisms for collecting unpaid ethics penalties. The bill creates section 112.3131, F.S., which prohibits candidates, elected or appointed public officers, and public employees from knowingly making

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<sup>1</sup> A “unit of local government” is defined any county, municipality, special district, school district, county constitutional officer, authority, board, public corporation, or any other political subdivision of the state. Section 218.403(11), F.S.

fraudulent representations relating to military service for the purpose of material gain. Prohibited conduct includes falsely claiming military service, honors, medals, or qualifications, or unauthorized wearing of military uniforms or insignia. An exception is provided for individuals in the theatrical profession during a performance. Violations are subject to administrative penalties under section 112.317, F.S., and may also be prosecuted under other applicable laws.

In addition, the legislation amends section 112.317(2), F.S., to authorize the Attorney General to pursue wage garnishment for unpaid civil or restitution penalties arising from ethics violations. A penalty becomes delinquent if unpaid 90 days after imposition. If the violator is a current public officer or employee, the Attorney General must notify the Chief Financial Officer or applicable governing body to initiate withholding from salary-related payments, subject to a 25 percent cap or the maximum allowed by federal law. Agencies may retain a portion of withheld funds to cover administrative costs. The act also authorizes the referral of delinquent penalties to collection agencies and establishes a 20-year statute of limitations for enforcement. The effective date of this act is July 1, 2025.

This law applies directly to CDDs because CDD board members and employees are classified as public officers and public employees under Florida law. As such, CDD officials are prohibited from knowingly making fraudulent claims regarding military service or honors for material gain under the new “stolen valor” provision. Additionally, the law enhances enforcement tools for unpaid ethics penalties, allowing for wage garnishment, salary withholding, and referrals to collection agencies. CDDs must ensure that their officials and staff comply with these ethics requirements and be prepared to cooperate with enforcement actions beginning July 1, 2025.

**5. Chapter 2025 – 164, Laws of Florida (SB 784).** The legislation amends section 177.071, F.S., to require that local governments review and approve plat and replat submittals through an administrative process, without action by the governing body. Local governments must designate by ordinance an administrative authority to carry out this function. The administrative authority must (1) acknowledge receipt of a submittal in writing within seven days, identify any missing documentation and provide details on the applicable requirements and review timeframe. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe provided in the initial notice. Any denial must include a written explanation citing specific unmet requirements. The authority or local government may not request or require an extension of time. The effective date of this act is July 1, 2025.

While this law does not apply directly to CDDs, as they do not have plat approval authority, it is relevant to developer-controlled CDD boards involved in the land entitlement process. Plat and replat approvals will now be handled through an administrative process by the city or county, rather than by governing body action. Local governments must designate an administrative authority by ordinance and follow strict requirements for written acknowledgment, completeness review, and decision-making timelines. Any denial must include a written explanation citing specific deficiencies, and extensions cannot be requested by the reviewing authority.

**6. Chapter 2025 – 140, Laws of Florida (HB 683).** The legislation includes several revisions related to local government contracting, public construction bidding, building permitting, and professional certification. It also requires the Department of Environmental Protection to adopt

minimum standards for the installation of synthetic turf on residential properties. Upon adoption, the law prohibits local governments from enforcing ordinances or policies that are inconsistent with those standards.

The act requires local governments to approve or deny a contractor's change order price quote within 35 days of receipt. If denied, the local government must identify the specific deficiencies in the quote and the corrective actions needed. These provisions may not be waived or modified by contract. The law prohibits the state and its political subdivisions from penalizing or rewarding a bidder for the volume of construction work previously performed for the same governmental entity. With respect to building permits, the act prohibits local building departments from requiring a copy of the contract between a builder and a property owner or any related documentation, such as cost breakdowns or profit statements, as a condition for applying for or receiving a permit. The act also allows private providers to use software to review certain building plans and reduces the timeframe within which building departments must complete the review of certain permit applications.

CDDs must follow the new requirements for contractor's change order timelines, restrictions on permit-related documentation, and procurement practices.

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