

Century Gardens At Tamiami Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

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

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Administrative Assessments	53,370	58,197	58,197
Maintenance Assessments	41,383	41,387	41,387
Clubhouse O&M Assessments	343,994	343,994	343,994
Debt Assessments - Series 2014 (Expansion Units)	431,583	431,584	431,584
Debt Assessments - Series 2016 (Original Units)	437,905	437,906	437,906
Debt Assessments - Series 2017 (Townhomes)	42,452	42,453	42,453
Debt Assessments - Series 2018 (Clubhouse)	305,685	305,688	305,688
Other Revenues	0	0	0
Other Revenues - Clubhouse	0	3,335	3,335
Interest Income	600	26,500	25,838
TOTAL REVENUES	\$ 1,656,972	\$ 1,691,044	\$ 1,690,382
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,500	0	0
Payroll Taxes (Employer)	115	0	0
Management	35,136	35,136	32,208
Legal	14,000	12,000	9,500
Assessment Roll	7,500	7,500	0
Audit Fees	6,000	6,000	6,000
Arbitrage Rebate Fees	1,300	1,300	0
Insurance	8,032	8,032	8,032
Legal Advertisements	2,000	2,300	1,302
Miscellaneous	775	800	739
Postage	550	425	402
Office Supplies	675	675	643
Dues & Subscriptions	175	175	175
Trustee Fees	17,000	16,496	16,496
Continuing Disclosure Fees	1,400	1,400	0
Website Management	2,000	2,000	1,833
Administrative Contingency	1,000	1,000	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 99,158	\$ 95,239	\$ 77,330
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	3,500	3,278	3,278
Park Landscaping Maintenance (Includes Mulch)	16,800	16,800	14,777
Park Maintenance & Equipment	9,000	6,000	3,170
Street/Roadway & Stormwater System Maintenance	4,000	1,000	0
Irrigation System Pump Station Maintenance	2,400	1,000	0
Field Operation Management	1,200	1,200	1,100
General Maintenance/Contingency	2,000	2,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 38,900	\$ 31,278	\$ 22,325
TOTAL CLUBHOUSE EXPENDITURES	\$ 416,709	364,514	229,946
TOTAL EXPENDITURES	\$ 554,767	\$ 491,031	\$ 329,601
REVENUES LESS EXPENDITURES	\$ 1,102,205	\$ 1,200,013	\$ 1,360,781
Bond Payments - Series 2014 (Expansion Units)	(405,688)	(411,472)	(411,472)
Bond Payments - Series 2016 (Original Units)	(411,631)	(417,500)	(417,500)
Bond Payments - Series 2017 (Townhomes)	(39,905)	(40,475)	(40,475)
Bond Payments - Series 2018 (Clubhouse)	(287,344)	(291,441)	(291,441)
BALANCE	\$ (42,363)	\$ 39,125	\$ 199,893
County Appraiser & Tax Collector Fee	(33,127)	(15,976)	(15,976)
Discounts For Early Payments	(66,255)	(61,299)	(61,299)
EXCESS/ (SHORTFALL)	\$ (141,745)	\$ (38,150)	\$ 122,618
Carryover From Prior Year (Operating)	48,390	48,390	0
Carryover From Prior Year (Clubhouse)	93,355	93,355	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 103,595	\$ 122,618

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25
LESS PROJECTED CLUBHOUSE FUND BALANCE AS OF 9/30/25
OPERATING FUND BALANCE AS OF 9/30/25

\$756,429
(\$38,150)
\$718,279
\$513,392
\$204,887

Notes

Carryover From Prior Year Of \$48,390 was used to reduce Fiscal Year 2024/2025 Assessments.
Carryover From Prior Year Of \$55,090 to be used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
CLUBHOUSE
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
CLUBHOUSE REVENUES			
Clubhouse - O&M Assessments	343,994	343,994	343,994
Clubhouse - Rentals	0	1,750	1,750
Clubhouse - Key Fobs	0	645	645
Other Revenue - Security Payments	0	940	940
Total Clubhouse Revenues	\$ 343,994	\$ 347,329	\$ 347,329
CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES			
Access Control	750	250	0
Alarm Monitoring	1,000	1,000	866
AC Maintenance/Repairs	3,000	3,500	3,000
Gym Equipment Maintenance	6,000	5,000	3,827
Telephone, Cable & Internet Service	3,800	3,500	2,849
FPL Power	15,000	13,000	10,683
General Maintenance & Repairs	30,000	22,000	14,832
Insurance - Property/Casualty/Liability	24,326	21,950	21,950
Irrigation Repairs & Maintenance	2,000	1,500	827
Janitorial Services & Supplies	25,000	20,000	16,211
Landscape Maintenance (Mulch & Plant Replacement)	34,000	34,000	29,991
Management Fees (Castle)	15,000	13,831	12,678
Office & Kitchen Supplies	1,800	1,500	1,134
Payroll - Club Staff	85,000	64,000	58,117
Payroll - Club Staff Health Insurance	8,000	4,500	3,478
Pest Control - Interior & Exterior	1,200	650	455
Pool & Spa Maintenance	30,000	30,000	25,963
Printing & Postage	500	0	0
Property Taxes	1,000	0	0
Water & Sewer	8,000	6,000	2,460
Computer Services	2,000	0	0
Security	17,000	17,000	13,094
Oversight & Financial Management	6,000	6,000	5,500
Contingency	25,000	25,000	656
Roof On Pool Room Project	15,000	15,000	0
Camera System Maintenance	3,000	2,000	1,375
Clubhouse Pool & Spa Diamond Brite Project	43,333	43,333	0
Clubhouse & Mail Hut Roof Replacement Reserve	10,000	10,000	0
TOTAL CLUBHOUSE OPERATIONS & MAINTENANCE EXPENDITURES	\$ 416,709	\$ 364,514	\$ 229,946
Clubhouse Revenues Less Expenditures	\$ (72,715)	\$ (17,185)	\$ 117,383
County Appraiser & Tax Collector Fee	(6,880)	(3,323)	(3,323)
Discounts For Early Payments	(13,760)	(12,750)	(12,750)
Excess/ (Shortfall)	\$ (93,355)	\$ (33,258)	\$ 101,310
Carryover From Prior Year	93,355	93,355	0
Net Excess/ (Shortfall)	\$ -	\$ 60,097	\$ 101,310

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$546,650
(\$33,258)
\$513,392

Notes

Discounts and Fees Actual Amounts Estimated As
20.8% Of Total District Discounts & Fees.
Fund Balance Includes Reserves (Pool Spa - \$43,333 & Mail Hut Roof - \$5,600).
Reserves To Be Adjusted On 10-1-25.
Carryover From Prior Year Of \$93,355 was used to reduce Fiscal Year 2024/2025 Assessments.
Carryover From Prior Year Of \$76,022 to be used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2014 - EXPANSION AREA)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income	400	21,500	21,013
NAV Tax Collection	405,688	411,472	411,472
Total Revenues	\$ 406,088	\$ 432,972	\$ 432,485
EXPENDITURES			
Principal Payments	150,000	150,000	150,000
Interest Payments	249,750	252,250	252,250
Bond Redemption	6,338	0	0
Total Expenditures	\$ 406,088	\$ 402,250	\$ 402,250
Net Excess/ (Shortfall)	\$ -	\$ 30,722	\$ 30,235

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$542,354
\$30,722
\$573,076

Notes

Reserve Fund Balance = \$102,961*. Revenue Fund Balance = \$470,542*.

Revenue Fund Account Balance To Be Used To Make 11/1/25 Bond Payment Of \$274,875 -

Principal Payment: \$150,000 - Interest Payment: \$124,875.

* Approximate Amounts

Section Of District Obligated To Pay Series 2014 Bonds:

Expansion Units

Series 2014 Bond Information

Original Par Amount =	\$6,175,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	September 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,995,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2016 - ORIGINAL UNITS)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income (2016)	400	19,500	19,074
NAV Tax Collection	411,631	417,500	417,500
Total Revenues	\$ 412,031	\$ 437,000	\$ 436,574
EXPENDITURES			
Principal Payments (2016)	250,000	250,000	250,000
Interest Payments (2016)	160,388	164,137	164,137
Bond Redemption	1,643	0	0
Total Expenditures	\$ 412,031	\$ 414,137	\$ 414,137
Net Excess/ (Shortfall)	\$ -	\$ 22,863	\$ 22,437

FUND BALANCE AS OF 9/30/24	\$403,841
FY 2024/2025 ACTIVITY	\$22,863
FUND BALANCE AS OF 9/30/25	\$426,704

Notes

Reserve Fund Balance = \$235,397*. Revenue Fund Balance = \$191,307*.

Revenue Fund Account Balance To Be Used To Make 11/1/25 Interest Payment Of \$78,719.

* Approximate Amounts

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

Series 2016 Bond Refunding Information

Original Par Amount =	\$5,860,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	May 1st
Issue Date =	August 2016	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$3,845,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMiami COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2017 - TOWNHOMES)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income (2017)	300	2,200	2,103
NAV Tax Collection	39,905	40,475	40,475
Total Revenues	\$ 40,205	\$ 42,675	\$ 42,578
EXPENDITURES			
Principal Payments (2017)	15,000	14,000	14,000
Interest Payments (2017)	24,623	24,903	24,903
Bond Redemption	582	0	0
Total Expenditures	\$ 40,205	\$ 38,903	\$ 38,903
Net Excess/ (Shortfall)	\$ -	\$ 3,772	\$ 3,675

FUND BALANCE AS OF 9/30/24	\$50,281
FY 2024/2025 ACTIVITY	\$3,772
FUND BALANCE AS OF 9/30/25	\$54,053

Notes

Reserve Fund Balance = \$10,153*. Revenue Fund Balance = \$43,890*.
Revenue Fund Account Balance To Be Used To Make 12/15/25 Bond Payment Of \$27,311 -
Principal Payment: \$15,000 - Interest Payment: \$12,311.
* Approximate Amounts

Section Of District Obligated To Pay Series 2017 Bonds:
Tract B Townhomes

Series 2017 Bond Information

Original Par Amount =	\$650,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.25%	December 15th
Issue Date =	December 2017	Annual Interest Payments Due:
Maturity Date =	December 2047	June 15th & December 15th
Par Amount As Of 9/30/25 =	\$560,000	

AMENDED FINAL BUDGET
CENTURY GARDENS AT TAMIAMI COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018 - CLUBHOUSE)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income (2018)	400	16,500	16,090
NAV Tax Collection	287,344	291,441	291,441
Total Revenues	\$ 287,744	\$ 307,941	\$ 307,531
EXPENDITURES			
Principal Payments (2018)	110,000	105,000	105,000
Interest Payments (2018)	174,819	176,656	176,656
Bond Redemption	2,925	0	0
Total Expenditures	\$ 287,744	\$ 281,656	\$ 281,656
Net Excess/ (Shortfall)	\$ -	\$ 26,285	\$ 25,875

FUND BALANCE AS OF 9/30/24	\$425,770
FY 2024/2025 ACTIVITY	\$26,285
FUND BALANCE AS OF 9/30/25	\$452,055

Notes

Reserve Fund Balance = \$146,215*. Revenue Fund Balance = \$305,430*.
Revenue Fund Account Balance To Be Used To Make 11/1/25 Bond Payment Of \$197,409 -
Principal Payment: \$110,000 - Interest Payment: \$87,409.
* Approximate Amounts

Sections Of District Obligated To Pay Series 2018 Bonds:
Expansion Units & Tract B Townhomes

Series 2018 Bond Information

Original Par Amount =	\$4,850,000	Annual Principal Payments Due:
Interest Rate =	3.00% - 4.25%	November 1st
Issue Date =	September 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,260,000	