

Xentury City Community Development District

Board Members

Owen Beitsch, Chairman
Steven Ivins, Vice Chairman
Antoun Chebate, Assistant Secretary

District Staff

Angel Montagna, District Manager
Scott Clark, District Counsel
Jeffrey Newton, District Engineer

Meeting Agenda **Tuesday, May 20, 2025, at 11:30 a.m.**

- 1. Call to Order and Roll Call**
- 2. Public Comment Period**
- 3. Administrative Matters**
- 4. Presentation of Fiscal Year 2026 Proposed Budget**
 - A. Presentation of the Fiscal Year 2026 Proposed Budget *Under Separate Cover*
 - B. Resolution 2025-03; Approving the Budget and Setting a Public Hearing Pg .02
- 5. District Manager's Report**
- 6. Attorney's Report**
- 7. Engineer's Report**
- 8. Developer's Report**
- 9. Supervisor Requests**
- 10. Other Business**
- 11. Adjournment**

The next regular meeting is scheduled for August 12, 2025, at 11:30 AM

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935
www.XenturyCityCDD.org

Meeting Location:

Gaylord Palms
6000 West Osceola Parkway
Kissimmee, Florida 34746
Meeting: Call-In 646-838-1601, 562622539#

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) of the Xentury City Community Development District (“District”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024, and ending September 30, 2026 (“Proposed Budget”); and

WHEREAS, the Board of Supervisors has considered said Proposed Budget and desires to set the required Public Hearing thereon;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT;

1. PROPOSED BUDGET APPROVED. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Tuesday, August 12, 2025,

HOUR: 11:30 a.m.

LOCATION: Gaylord Palms, 6000 West Osceola Parkway, Kissimmee, FL 34746

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of May 2025.

ATTEST:

**XENTURY CITY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A: Fiscal Year 2026 Proposed Budget