

## **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.**

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- 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](http://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 20<sup>th</sup> day of May 2025.

ATTEST:

**XENTURY CITY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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Chairman/Vice Chairman

**Exhibit A:** Fiscal Year 2026 Proposed Budget