

# *Xentury City Community Development District*

**May 29, 2026**

## **Revised Agenda Package**

### **TEAMS MEETING INFORMATION**

[Xentury City CDD Meeting](#) | [Meeting-Join](#) | [Microsoft Teams](#)

**Meeting ID: 277 093 615 372 514**

**Passcode: t4Ux9Xv3**

313 CAMPUS STREET  
CELEBRATION, FL 34747

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Xentury City Community Development District

## Board of Supervisors

Owen Beitsch, Chairman  
Steven Ivins, Vice Chairperson  
Randall Silvasy, Assistant Secretary  
Antoun Chebat, Assistant Secretary

## District Staff

Jennifer Goldyn, District Manager  
Scott Clark, District Counsel  
Jeffrey Newton, District Engineer  
Sandra MacGregor, District Accountant  
Melissa Williams, District Admin

## Revised Regular Meeting Agenda

Tuesday, May 29, 2026, at 11:00 a.m.

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The Regular Meeting of the Xentury City Community Development District will be held on May 29, 2026, at 11:00 a.m. at The Maxwell located at Longwater Blvd, Kissimmee, Florida 34746. Following is the Agenda for the Meeting:

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

#### 3. BUSINESS ITEMS

#### 4. PRESENTATION OF FISCAL YEAR 2027 PROPOSED BUDGET

A. Presentation of the Fiscal Year 2027 Proposed Budget.....Page 3

B. Resolution 2026-02; Approving the Budget and Setting a Public Hearing.....Page 11

#### 5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Announcing the Number of Registered Voters.....Page 12

D. Developer

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. ADJOURNMENT

*Xentury City*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**May 29, 2026**

**CLEAR PARTNERSHIPS**



**Xentury City**  
Community Development District

**Operating Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		Budget
	FY 2026	4/30/2026	9/30/2026	FY 2026		FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$85.00	\$0.00	\$85.00	0%	\$0.00
Developer Contribution	\$40,458.00	\$0.00	\$40,458.00	\$40,458.00	0%	\$40,458.00
<b>TOTAL REVENUES</b>	<b>\$40,458.00</b>	<b>\$85.00</b>	<b>\$40,458.00</b>	<b>\$40,543.00</b>	<b>0%</b>	<b>\$40,458.00</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
FICA Taxes	\$153.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
ProfServ-Engineering	\$3,000.00	\$0.00	\$0.00	\$0.00	-100%	\$3,000.00
ProfServ-Legal Services	\$13,000.00	\$105.00	\$76.64	\$181.64	-99%	\$13,000.00
ProfServ-Mgmt Consulting	\$11,330.00	\$6,609.00	\$4,721.00	\$11,330.00	0%	\$11,330.00
Website Compliance	\$1,750.00	\$3,125.00	\$0.00	\$3,125.00	79%	\$1,750.00
Postage and Freight	\$200.00	\$9.00	\$6.57	\$15.57	-92%	\$200.00
Insurance - General Liability	\$6,350.00	\$5,512.00	\$838.00	\$6,350.00	0%	\$6,350.00
Legal Advertising	\$1,500.00	\$0.00	\$0.00	\$0.00	-100%	\$1,500.00
Misc-Contingency	\$1,000.00	\$64.00	\$46.71	\$110.71	-89%	\$1,153.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
<b>Total Administrative</b>	<b>\$40,458.00</b>	<b>\$15,599.00</b>	<b>\$7,688.91</b>	<b>\$23,287.91</b>	<b>-42%</b>	<b>\$40,458.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$40,458.00</b>	<b>\$15,599.00</b>	<b>\$7,688.91</b>	<b>\$23,287.91</b>	<b>-42%</b>	<b>\$40,458.00</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$15,514.00	\$32,769.09	\$17,255.09	0%	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		-\$15,514.00	\$32,769.09	\$17,255.09	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	\$1,944.00	\$1,944.00	\$0.00	\$1,944.00	0%	\$19,199.09
<b>FUND BALANCE, ENDING</b>	<b>\$1,944.00</b>	<b>-\$13,570.00</b>	<b>\$32,769.09</b>	<b>\$19,199.09</b>	<b>888%</b>	<b>\$19,199.09</b>

**Xentury City**  
Community Development District

**Exhibit A**  
FY 2027

**Exhibit "A"**  
Allocation of Fund Balances

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,944.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$19,199.09
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$21,143.09</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	
Less: First Quarter Operating Reserve	
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$0.00</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Xentury City**  
Community Development District

**Budget Narrative**  
FY 2027

**Budget Narrative**

Fiscal Year 2027

**REVENUES****Developer Contribution**

The District entered into a Funding Agreement with the Developer to fund all operating expenditures for the fiscal year.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance, not to exceed \$4,800 per fiscal year. The amount for the Fiscal Year is based on five Supervisors attending two meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for Board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit A of the Management Agreement.

**Website Compliance**

This budget line is designated for all costs associated with the District's website, including annual domain name renewal, annual hosting, and quarterly auditing.

**Postage and Freight**

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's general liability & public officials liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Budget Narrative**

Fiscal Year 2027

**EXPENDITURES**

**Administrative** (continued)

**Legal Advertising**

The District is required to advertise various notices for Board meetings and other public hearings in the Osceola News Gazette.

**Miscellaneous-Contingency**

This includes any other miscellaneous expenses that may be incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE XENTURY CITY COMMUNITY DEVELOPMENT  
DISTRICT APPROVING THE BUDGET FOR FISCAL  
YEAR 2027 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, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“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:  
HOUR:  
LOCATION:

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 29<sup>th</sup> day of May 2026.

ATTEST:

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

\_\_\_\_\_  
Chairman/Vice Chairman



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 27, 2026

Ms. Melissa Williams  
District Administrative Assistant III  
Xentury City CDD  
Inframark Infrastructure Management Services  
2005 Pan Am Circle, Ste. 300  
Tampa, Florida 33607

RE: Xentury City Community Development District – Registered Voters

Dear Ms. Williams:

Thank you for your letter requesting confirmation of the number of registered voters within the Xentury City Community Development District as of April 15, 2026.

The number of registered voters within the Xentury City CDD is zero as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

Vote  
Osceola