



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
APRIL 11, 2025
10:00 A.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**www.everlandscdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT
Offices of B.S.E. Consultants, Inc.
312 South Harbour City Boulevard
Melbourne, Florida 32949
1-877-873-8018 Access #7344194
REGULAR BOARD MEETING
April 11, 2025
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 11, 2024 Regular Board Meeting Minutes.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget...Page 6
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 15
- L. Administrative Matters
- M. Board Member Comments
- N. Adjourn

AFFIDAVIT OF PUBLICATION

 DEFAULT

Everlands Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

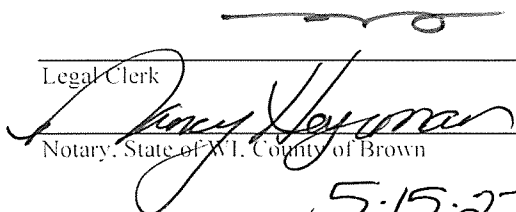
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2024

Legal Clerk



Notary, State of WI, County of Brown

5-15-27

My commission expires

Publication Cost: \$288.38

Tax Amount: \$0.00

Payment Cost: \$288.38

Order No: 10600976

Customer No: 1126086

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of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#10600976 09/30/2024
EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors (the
"Board") of the Everlands Commu-
nity Development District (the
"District") will hold Regular Board
Meetings (the "Meeting" or "Meet-
ings") at the offices of B.S.E.,
Consultants, Inc. located at 312
South Harbor City Boulevard,
Melbourne, Florida 32949 at 10:00
a.m. on the following dates:
October 11, 2024
November 8, 2024
December 13, 2024
January 10, 2025
February 14, 2025
March 14, 2025
April 11, 2025
May 9, 2025
June 13, 2025
July 11, 2025
August 8, 2025
September 12, 2025

The purpose of the meetings is to
conduct any business coming before
the Board. Meetings are open to the
public and will be conducted in
accordance with the provisions of
Florida law. Copies of the Agendas
for any of the meetings may be
obtained from the District's website
www.everlandscdd.org or by
contacting the District Manager at
772-345-5119 or by email at
bsakuma@sdsinc.org and/or toll
free at 1-877-737-4922 prior to the
date of the particular meeting. The
Meetings are open to the public and
will be conducted in accordance
with the provisions of Florida law
for special districts. The Meetings
may be continued to a date, time
and place to be specified on the
record of the Meeting.

From time to time one or two Super-
visors may participate by tele-
phone; therefore, a speaker tele-
phone may be present at the meet-
ing location so that Supervisors 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 meet-
ings, 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 of
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 accom-
modations or an interpreter to
participate at any of these meetings
should contact the District Manager
at 772-345-5119 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 without advertised
notice.

EVERLANDS COMMUNITY
DEVELOPMENT DISTRICT
www.everlandscdd.org

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
OCTOBER 11, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:06 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed notice of the Regular Board Meeting had been published in *Florida Today* on September 30, 2024, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Chris Cutler and Jared Shaver.

Also in attendance were Frank Sakuma & Andrew Karmeris (by phone) of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone); Ken Ludwa of B.S.E. Consultants, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 9, 2024, Regular Board Meeting & Public Hearing

The August 9, 2024, Regular Board Meeting & Public Hearing minutes were presented for Board approval. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and passed unanimously approving the August 9, 2024, Regular Board Meeting & Public Hearing Minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Approval of Audit Renewal

A **motion** was made by Mr. Cutler, seconded by Ms. Brown and unanimously passed approving the renewal option for the Fiscal Year Ending 9-30-2024 and 9-30-2025 audits for Grau & Associates.

2. Consider Resolution 2024-06 Adopting An Amended Final Fiscal Year 2023/2024 Budget

Mr. Sakuma presented Resolution 2024-06 entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and stated that it provides for approving and adopting an amended final fiscal year 2023/2024 budget. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and unanimously passed approving and adopting Resolution No. 2024-06, as presented, thereby adopting an amended final fiscal year 2023/2024 budget.

3. Consider Approval of Preliminary Third Supplemental Methodology Report

Mr. Karmeris presented the Preliminary Third Supplemental Methodology Report and answered questions from the Board. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and unanimously passed approving the Preliminary Third Supplemental Methodology Report in substantial final form.

4. Consider Resolution 2024-07 Adopting Delegating Resolution

Mr. Sakuma presented Resolution 2024-07 entitled:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$12,000,000 EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO – PHASE TWO) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS “ASSESSMENT AREA TWO - PHASE TWO”; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; AUTHORIZING THE USE OF THE PREVIOUSLY EXECUTED MASTER TRUST INDENTURE WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH

RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE GOVERNING THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record. Ms. Wald explained the resolution to the Board and recommended approval. A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed approving and adopting Resolution No. 2024-07, as presented.

5. Consider Approval of 2024 Bond Series Ancillary Documents

Ms. Wald explained the Lien of Record and Collateral Assignment and Assumption of Development Rights, as distributed to the Board. After Board discussion, a **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed approving both the Lien of Record and Collateral Assignment and Assumption of Development Rights, in substantial final form.

I. ADMINSTRATIVE MATTERS

No Administrative Matters were discussed.

J. BOARD MEMBER COMMENTS

Mr. Pettibon asked for staff to consider noticing several additional meetings during the next hurricane season.

L. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:18 a.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT APPROVING
A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Everlands Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2025 at 10:00 a.m. in the Offices of B.S.E. Consultants, Inc. 312 South Harbour City Boulevard, Melbourne, FL 32949, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of April, 2025.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Everlands Community Development District

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

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V	DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-2)
VI	ASSESSMENT COMPARISON

PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution - O&M	9,193
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024-1	580,155
Debt Assessments - Series 2024-2	696,112
Interest Income	600
TOTAL REVENUES	\$ 1,575,630
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,500
Management	40,464
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fee	1,300
Insurance	6,700
Legal Advertisements	1,800
Miscellaneous	1,000
Postage	400
Office Supplies	900
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	1,500
Dissemination Services	5,000
Miscellaneous Maintenance	1,270
TOTAL EXPENDITURES	\$ 103,259
REVENUES LESS EXPENDITURES	\$ 1,472,371
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024-1	(545,346)
Bond Payments - Series 2024-2	(654,345)
BALANCE	\$ 94,484
County Appraiser & Tax Collector Fee	(31,495)
Discounts For Early Payments	(62,989)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EVERLANDS 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
REVENUES				
O&M Assessments	16,632	100,000	100,000	Expenditures/.94 (1,002 X 99.81)
Developer Contribution - O&M	78,809	0	9,193	Amount Subject To Number Of Platted Lots
Debt Assessments - Series 2021	189,571	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024-1	0	580,155	580,155	Bond Payments/.94
Debt Assessments - Series 2024-2	0	0	696,112	Bond Payments/.94
Interest Income	3,019	600	600	Interest Estimated At \$75 Per Month
TOTAL REVENUES	\$ 288,031	\$ 870,325	\$ 1,575,630	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	3,500	2,500	\$1,000 Decrease From 2024/2025 Budget
Management	38,184	39,324	40,464	CPI Increase
Legal	8,362	16,000	14,000	FY 2024/2025 Expenditure Through Jan 2025 Was \$3,170
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	4,600	5,000	6,000	Will Increase Due To Third Bond
Arbitrage Rebate Fee	0	650	1,300	Will Be Required For Both Series 2024 Bonds
Insurance	5,980	6,300	6,700	Fiscal Year 2024/2025 Expenditure Was \$6,220
Legal Advertisements	1,280	2,000	1,800	\$200 Decrease From 2024/2025 Budget
Miscellaneous	505	1,581	1,000	\$581 Decrease From 2024/2025 Budget
Postage	460	300	400	\$100 Increase From 2024/2025 Budget
Office Supplies	876	1,000	900	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,138	8,500	12,750	Increased Due To Third Bond
Continuing Disclosure Fee	1,000	1,500	1,500	No Change From 2024/2025 Budget
Dissemination Services	0	0	5,000	Required By Bond Underwriter
Miscellaneous Maintenance	0	1,270	1,270	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 73,060	\$ 94,600	\$ 103,259	
REVENUES LESS EXPENDITURES	\$ 214,971	\$ 775,725	\$ 1,472,371	
Bond Payments - Series 2021	(178,463)	(178,196)	(178,196)	2026 Principal & Interest Payments
Bond Payments - Series 2024-1	0	(545,346)	(545,346)	2026 Principal & Interest Payments
Bond Payments - Series 2024-2	0	0	(654,345)	2026 Principal & Interest Payments
BALANCE	\$ 36,508	\$ 52,183	\$ 94,484	
County Appraiser & Tax Collector Fee	(4,037)	(17,394)	(31,495)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,103)	(34,789)	(62,989)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 24,368	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)

EVERLANDS 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	9,535	400	1,000	Projected Interest For 2025/2026
Developer Contribution	0	0	0	
NAV Tax Collection	178,463	178,196	178,196	Maximum Debt Service Collection
Total Revenues	\$ 187,998	\$ 178,596	\$ 179,196	
EXPENDITURES				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2025
Interest Payments	105,151	102,841	101,191	Interest Payments Due In 2025
Bond Redemption	0	755	3,005	Estimated Excess Debt Collections
Total Expenditures	\$ 175,151	\$ 178,596	\$ 179,196	
Excess/ (Shortfall)	\$ 12,847	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$3,200,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.20% - 4.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	October 2021		
Maturity Date =	December 2051		
Par Amount As Of 1/1/25 =	\$2,990,000		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-1)

EVERLANDS 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	8,843	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	545,346	545,346	Maximum Debt Service Collection
Bond Proceeds	390,335	0	0	
Developer Contribution	0	0	0	
Total Revenues	\$ 399,178	\$ 545,346	\$ 546,346	
EXPENDITURES				
Principal Payments	0	120,000	125,000	Principal Payment Due In 2026
Interest Payments	117,662	425,223	419,832	Interest Payments Due In 2026
Bond Redemption	0	123	1,514	Estimated Excess Debt Collections
Total Expenditures	\$ 117,662	\$ 545,346	\$ 546,346	
Excess/ (Shortfall)	\$ 281,516	\$ -	\$ -	

Note: Capitalized Interest Was Set-Up Through June 2024.

Series 2024-1 Bond Information

Original Par Amount =	\$8,065,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.40% - 5.50%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	March 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/25 =	\$8,065,000		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-2)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	654,345	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution	0	0	0	
Total Revenues	\$ -	\$ -	\$ 655,345	
EXPENDITURES				
Principal Payments	0	0	150,000	Principal Payment Due In 2026
Interest Payments	0	0	502,070	Interest Payments Due In 2026
Bond Redemption	0	0	3,275	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 655,345	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: Capitalized Interest Was Set-Up Through December 2024.

Series 2024-2 Bond Information

Original Par Amount =	\$9,720,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.45% - 5.50%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	November 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/25 =	\$9,720,000		

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family 50' - 2021 Project	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19
Total For 2021 Project Units	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00
O & M For Expansion Area - Phase 1 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ -	\$ 1,488.00	\$ 1,488.00
Total For Expansion Area - Phase 1 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 1,587.81	\$ 1,587.81
O & M For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ -	\$ 1,541.00	\$ 1,541.00
Total For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 1,640.81	\$ 1,640.81
O & M For Expansion Area - Phase 1 - Single Family 60'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ -	\$ 1,568.00	\$ 1,568.00
Total For Expansion Area - Phase 1 - Single Family 60'	\$ 99.81	\$ 99.81	\$ 1,667.81	\$ 1,667.81
O & M For Expansion Area - Phase 2 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ 1,489.01
Total For Expansion Area - Phase 2 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 99.81	\$ 1,588.82
O & M For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ 1,542.19
Total For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 1,642.00

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information

1,002 Total Units

162 Units In 2021 Project & 840 Expansion Units

2021 Project

Single Family 50' : 162 Units

Expansion Phase 1 - 2024 Bond

Duplex - 54 Units

Townhome - 80 Units

Single Family 40' - 122 Units

Single Family 50' - 62 Units

Single Family 60' - 62 Units

Expansion Phase 1 Total - 380 Units

Expansion Phase 2

Duplex - 96 Units

Townhome - 154 Units

Single Family 40' - 104 Units

Single Family 50' - 106 Units

Single Family 60' - 0 Units

Expansion Phase 2 Total - 460 Units

RESOLUTION 2025-02

A RESOLUTION OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Everlands Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF April, 2025.

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors