



**EVERLANDS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BREVARD COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 13, 2025  
10:00 A.M.**

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

[www.everlandscdd.org](http://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  
1-800-743-4099 Access #4394800  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 13, 2025  
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. April 11, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 0
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 0
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule...Page 0
- J. Administrative Matters
- K. Board Member Comments
- L. 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

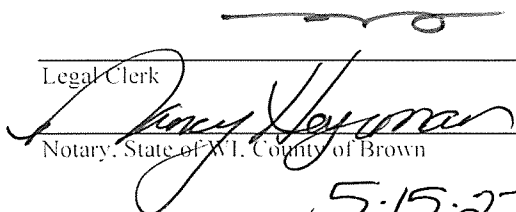
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published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

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1

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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](http://www.everlandscdd.org) or by  
contacting the District Manager at  
772-345-5119 or by email at  
[bsakuma@sdsinc.org](mailto: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](http://www.everlandscdd.org)

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
APRIL 11, 2025**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:09 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

**B. PROOF OF PUBLICATION**

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

**C. ADMINISTER OATH OF OFFICE/SEAT NEW BOARD MEMBERS**

Mr. Sakuma administered the Oath of Office to Greg Pettibon and Chris Cutler.

**D. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Jared Shaver and Chris Cutler. Ms. Mall was excused.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., and Ken Ludwn of B.S.E Consultants Inc.

**E. ELECTION OF OFFICERS**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler approving the slate of Officers listed below. The **motion** passed unanimously.

- Chair- Greg Pettibon
- Vice Chair- Chris Cutler
- Secretary/Treasurer- Frank Sakuma
- Assistant Secretary- Jared Shaver
- Assistant Secretary- Bojana Brown
- Assistant Secretary- Haley Mall

**F. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public.

## **H. APPROVAL OF MINUTES**

### **1. October 11, 2024, Regular Board Meeting Minutes**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler approving the October 11, 2024, Regular Board Meeting Minutes, as presented. The **motion** passed unanimously.

## **I. OLD BUSINESS**

There was no Old Business.

## **J. NEW BUSINESS**

### **1. Consider Resolution No. 2025-01- Adopting a Fiscal Year 2025/2026 Proposed Budget**

Resolution No. 2025-01 was presented entitled:

#### **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.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler adopting Resolution No. 2025 - 01 Fiscal Year 2025/2026 Proposed Budget as presented, and setting the Public Hearing for the June 13, 2025, Regular Board Meeting. The **motion** passed unanimously.

### **2. Consider Resolution No. 2025-02- Registered Agent Change**

Resolution No. 2025-02 was presented entitled:

#### **RESOLUTION NO. 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**

A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler approving Resolution No. 2025-01 as presented. The **motion** passed unanimously.

## **K. ADMINSTRATIVE MATTERS**

Mr. Sakuma reminded the Board to complete their Form 1 by July 1, 2025.

District Attorney Ginger Wald reminded the Board to complete the annually required 4 hours of ethics training.

**L. BOARD MEMBER COMMENTS**

There were no further Board comments.

**M. ADJOURNMENT**

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:20 a.m. without objection.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

Publication Date  
2025-05-23

Subcategory  
Miscellaneous Notices

Ad#11325111 05/23, 05/30/2025

NOTICE OF EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING AND REGULAR BOARD MEETING

The Board of Supervisors (the Board) of the Everlands Community Development District (District) will hold a public hearing on June 13, 2025, at 10:00 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.everlandscdd.org](http://www.everlandscdd.org)) or at the offices of the District Manager, Special District Services, Inc., located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

[www.everlandscdd.org](http://www.everlandscdd.org)

## RESOLUTION 2025-03

### THE ANNUAL APPROPRIATION RESOLUTION OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Everlands Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*



*Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Everlands Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2025/2026, the sum of \$1,575,030 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>109,193</u>
DEBT SERVICE	\$ <u>1,465,837</u>
TOTAL ALL FUNDS	\$ <u>1,575,030</u>

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2025/2026 or within 60 days following the end of Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF June 2025.**

ATTEST:

**EVERLANDS COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson / Vice Chairperson

**Exhibit A:** Budget Fiscal Year 2025/2026

## **Exhibit A**

Budget Fiscal Year 2025/2026

# Everlands Community Development District

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

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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
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
<b>TOTAL REVENUES</b>	<b>\$ 1,575,630</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,259</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,472,371</b>
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024-1	(545,346)
Bond Payments - Series 2024-2	(654,345)
<b>BALANCE</b>	<b>\$ 94,484</b>
County Appraiser & Tax Collector Fee	(31,495)
Discounts For Early Payments	(62,989)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 288,031</b>	<b>\$ 870,325</b>	<b>\$ 1,575,630</b>	
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,060</b>	<b>\$ 94,600</b>	<b>\$ 103,259</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 214,971</b>	<b>\$ 775,725</b>	<b>\$ 1,472,371</b>	
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
<b>BALANCE</b>	<b>\$ 36,508</b>	<b>\$ 52,183</b>	<b>\$ 94,484</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 24,368</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL 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
<b>Total Revenues</b>	<b>\$ 187,998</b>	<b>\$ 178,596</b>	<b>\$ 179,196</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2026
Interest Payments	105,151	102,841	101,191	Interest Payments Due In 2026
Bond Redemption	0	755	3,005	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 175,151</b>	<b>\$ 178,596</b>	<b>\$ 179,196</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,847</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 FINAL 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	
<b>Total Revenues</b>	<b>\$ 399,178</b>	<b>\$ 545,346</b>	<b>\$ 546,346</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 117,662</b>	<b>\$ 545,346</b>	<b>\$ 546,346</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 281,516</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 FINAL 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	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,345</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,345</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**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
<b>Total For 2021 Project Units</b>	<b>\$ 1,270.00</b>	<b>\$ 1,270.00</b>	<b>\$ 1,270.00</b>	<b>\$ 1,270.00</b>
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
<b>Total For Expansion Area - Phase 1 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,587.81</b>	<b>\$ 1,587.81</b>
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
<b>Total For Expansion Area - Phase 1 - Single Family 40' &amp; 50'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,640.81</b>	<b>\$ 1,640.81</b>
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
<b>Total For Expansion Area - Phase 1 - Single Family 60'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,667.81</b>	<b>\$ 1,667.81</b>
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
<b>Total For Expansion Area - Phase 2 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,588.82</b>
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
<b>Total For Expansion Area - Phase 2 - Single Family 40' &amp; 50'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,642.00</b>

\* 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 NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Everlands Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, PALM BAY, BEVARD COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of June, 2025.

**ATTEST:**

**EVERLANDS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the Everlands Community Development District (the “District”) will hold Regular Board Meetings (the “Meeting” or “Meetings”) 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 10, 2025  
November 14, 2025  
December 12, 2025  
January 9, 2026  
February 13, 2026  
March 13, 2026  
April 10, 2026  
May 8, 2026  
June 12, 2026  
July 10, 2026  
August 14, 2026  
September 11, 2026**

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](http://www.everlandscdd.org) or by contacting the District Manager at 772-345-5119 or by email at [bsakuma@sdsinc.org](mailto: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 at the Meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone may be present at the meeting 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 meetings, 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 at 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 accommodations 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](http://www.everlandscdd.org)**

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