



**EVERLANDS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BREVARD COUNTY  
REGULAR BOARD MEETING  
MARCH 13, 2026  
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**

March 13, 2026  
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. October 10, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget....Page 5
  - 2. Consider Resolution No. 2026-02 – Requesting Brevard County Conduct the District’s Elections by the Qualified Electors of the District at the General Election.....Page 14
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

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:

BRE Brevard Florida Today 09/30/2025  
BRE floridatoday.com 09/30/2025

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 09/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$295.04  
Tax Amount: \$0.00  
Payment Cost: \$295.04  
Order No: 11695034 # of Copies:  
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NICOLE JACOBS  
Notary Public  
State of Wisconsin

Ad#11695034 09/30/2025  
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@dsinc.org](mailto:bsakuma@dsinc.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)  
PUBLISH: FLORIDA TODAY 09/30/25

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 10, 2025**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:00 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, 2025, as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Jared Shaver. 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 (via phone); Ana Saunders, PE of B.S.E Consultants Inc.

**D. ACCEPT RESIGNATION OF CHRIS CUTLER**

A **motion** was made by Ms. Brown, seconded by Mr. Pettibon accepting the resignation of Chris Cutler. The **motion** passed unanimously.

Mr. Pettibon recommended April Parker to fill the vacant Board seat. Staff was asked to reach out to Ms. Parker in advance of the next meeting.

**E. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

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

Abbey Kessman (Timbers) – expressed her gratitude to the Board for welcoming her to the meeting and stated that she would like to obtain more information about the community. Mr. Pettibon responded that early involvement was a good way to stay informed.

**G. APPROVAL OF MINUTES**

**1. June 13, 2025, Regular Board Meeting Minutes**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver approving the minutes of the June 13, 2025, Regular Board Meeting, as presented. The **motion** passed unanimously.

## **H. OLD BUSINESS**

There was no Old Business to come before the Board.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2025-05- Adopting a Fiscal Year 2024/2025 Amended Budget**

Resolution No. 2025-05 was presented, entitled:

#### **RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown adopting Resolution No. 2025-05 Fiscal Year 2024/2025 Amended Budget, as presented. The **motion** passed unanimously.

### **2. Consider Resolution No. 2025-06- Goals and Objectives Annual Report**

Resolution No. 2025-06 was presented, entitled:

#### **RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver adopting Resolution No. 2025-06, as presented. The **motion** passed unanimously.

## **K. ADMINSTRATIVE MATTERS**

### **1. Notice of Qualified Electors**

Mr. Sakuma presented the registered voters notice from the Brevard County Supervisor of Elections. He explained that the 250 landowner threshold had been met, but the additional 6-year requirement would not be met until 2027 in order to be able to start Board turnover to residents.

District Attorney Ginger Wald notified the Board that General Elections occur in even years, and due to this, the District would not have a general election until 2028. Ms. Wald stated that the Supervisor terms of office may be extended an additional year until a general election is able to be held.

Ms. Wald reminded the Board that the annual ethics training would be due no later than December 31, 2025. She also recommended that the Board adopt the previous goals, objectives, and performance measures from FY 2024/2025 for FY 2025/2026.

A **motion** was made by Mr. Pettibon, seconded by Ms. Brown adopting the previous goals, objectives, and performance measures from FY 2024/2025 for FY 2025/2026. The **motion** passed unanimously.

**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 10:29 a.m., seconded by Ms. Brown. The motion passed without objection.

**ATTESTED BY:**

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

\_\_\_\_\_  
Chairperson/Vice-Chair

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 12, 2026 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 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of March, 2026.

**ATTEST:**

**EVERLANDS  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

Everlands  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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- VI      ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

<b>REVENUES</b>	<b>FISCAL YEAR 2026/2027 BUDGET</b>
O&M Assessments	100,000
Developer Contribution - O&M	9,381
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024-1	580,155
Debt Assessments - Series 2024-2	696,112
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 1,576,418</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	2,000
Management	41,556
Legal	13,500
Assessment Roll	7,500
Audit Fees	7,200
Arbitrage Rebate Fee	1,300
Insurance	7,200
Legal Advertisements	1,800
Miscellaneous	900
Postage	400
Office Supplies	800
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	1,500
Dissemination Services	5,000
Miscellaneous Maintenance	1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 104,581</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,471,837</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>\$ 93,950</b>
County Appraiser & Tax Collector Fee	(31,317)
Discounts For Early Payments	(62,633)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M Assessments	81,382	100,000	100,000	Expenditures/.94 (1,002 X 99.81)
Developer Contribution - O&M	18,389	9,193	9,381	O&M Assessments Capped At \$99.81
Debt Assessments - Series 2021	189,571	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024-1	776,255	580,155	580,155	Bond Payments/.94
Debt Assessments - Series 2024-2	400,930	696,112	696,112	Bond Payments/.94
Interest Income	5,998	600	1,200	Interest Estimated At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,472,525</b>	<b>\$ 1,575,630</b>	<b>\$ 1,576,418</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	2,500	2,000	\$500 Decrease From 2025/2026 Budget
Management	39,324	40,464	41,556	CPI Increase
Legal	8,130	14,000	13,500	FY 2025/2026 Expenditure Through Jan 2026 Was \$2,400
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,800	6,000	7,200	Has Increased Due To Third Bond
Arbitrage Rebate Fee	650	1,300	1,300	Required For Both Series 2024 Bonds
Insurance	6,220	6,700	7,200	Fiscal Year 2025/2026 Expenditure Was \$6,593
Legal Advertisements	1,414	1,800	1,800	No Change From 2025/2026 Budget
Miscellaneous	322	1,000	900	\$100 Decrease From 2025/2026 Budget
Postage	90	400	400	No Change From 2025/2026 Budget
Office Supplies	351	900	800	\$100 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	8,385	12,750	12,750	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,500	1,500	1,500	No Change From 2025/2026 Budget
Dissemination Services	2,000	5,000	5,000	Required By Bond Underwriter
Miscellaneous Maintenance	0	1,270	1,000	Miscellaneous Maintenance
<b>TOTAL EXPENDITURES</b>	<b>\$ 81,861</b>	<b>\$ 103,259</b>	<b>\$ 104,581</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,390,664</b>	<b>\$ 1,472,371</b>	<b>\$ 1,471,837</b>	
Bond Payments - Series 2021	(178,591)	(178,196)	(178,196)	2027 Principal & Interest Payments
Bond Payments - Series 2024-1	(759,834)	(545,346)	(545,346)	2027 Principal & Interest Payments
Bond Payments - Series 2024-2	(400,930)	(654,345)	(654,345)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 51,309</b>	<b>\$ 94,484</b>	<b>\$ 93,950</b>	
County Appraiser & Tax Collector Fee	(11,222)	(31,495)	(31,317)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,350)	(62,989)	(62,633)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 18,737</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,742	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	178,591	178,196	178,196	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 186,333</b>	<b>\$ 179,196</b>	<b>\$ 179,696</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2027
Interest Payments	103,611	101,191	99,541	Interest Payments Due In 2027
Bond Redemption	0	3,005	5,155	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 173,611</b>	<b>\$ 179,196</b>	<b>\$ 179,696</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,722</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 1/1/26 =	\$2,915,000		

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-1)**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,848	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	267,092	545,346	545,346	Maximum Debt Service Collection
Developer Contribution	492,743	0	0	
<b>Total Revenues</b>	<b>\$ 778,683</b>	<b>\$ 546,346</b>	<b>\$ 546,846</b>	
<b>EXPENDITURES</b>				
Principal Payments	120,000	125,000	130,000	Principal Payment Due In 2027
Interest Payments	427,863	419,832	414,223	Interest Payments Due In 2027
Bond Redemption	0	1,514	2,623	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 547,863</b>	<b>\$ 546,346</b>	<b>\$ 546,846</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 230,820</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 1/1/26 =	\$7,945,000		

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

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,431	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	267,091	654,345	654,345	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution	400,930	0	0	
<b>Total Revenues</b>	<b>\$ 679,452</b>	<b>\$ 655,345</b>	<b>\$ 655,845</b>	
<b>EXPENDITURES</b>				
Principal Payments	145,000	150,000	155,000	Principal Payment Due In 2027
Interest Payments	302,850	502,070	495,284	Interest Payments Due In 2027
Transfer To Construction Fund	11,229	0	1,000	Transfer To Construction Fund
Bond Redemption	0	3,275	4,561	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 459,079</b>	<b>\$ 655,345</b>	<b>\$ 655,845</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 220,373</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 1/1/26 =	\$9,575,000		

# EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 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	\$ 1,488.00
<b>Total For Expansion Area - Phase 1 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 1,587.81</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	\$ 1,541.00
<b>Total For Expansion Area - Phase 1 - Single Family 40' &amp; 50'</b>	<b>\$ 99.81</b>	<b>\$ 1,640.81</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	\$ 1,568.00
<b>Total For Expansion Area - Phase 1 - Single Family 60'</b>	<b>\$ 99.81</b>	<b>\$ 1,667.81</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	\$ 1,489.01
<b>Total For Expansion Area - Phase 2 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,588.82</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	\$ 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>\$ 1,642.00</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	Expansion Phase 1 - 2024 Bond	Expansion Phase 2
1,002 Total Units	Duplex - 54 Units	Duplex - 96 Units
162 Units In 2021 Project & 840 Expansion Units	Townhome - 80 Units	Townhome - 154 Units
	Single Family 40' - 122 Units	Single Family 40' - 104 Units
	Single Family 50' - 62 Units	Single Family 50' - 106 Units
	Single Family 60' - 62 Units	Single Family 60' - 0 Units
2021 Project	Expansion Phase 1 Total - 380 Units	Expansion Phase 2 Total - 460 Units
Single Family 50' : 162 Units		

**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE BREVARD COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Everlands Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Brevard County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Brevard County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Bojana Brown, Seat 4, currently held by Jared Shaver, and Seat 5, currently held by Haley Mall, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Brevard County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.
6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of March 2026.

**EVERLANDS COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Everlands Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Brevard County Supervisor of Elections located at 2725 Judge Fran Jamieson Way, Building C, Suite 105, Viera, FL 32940 (321) 290-8383.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Brevard County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Everlands Community Development District has three (3) seats up for the general election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Brevard County Supervisor of Elections.

**Publish on or before XXXXX, 2026.**