



**EVERLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 12, 2026
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
1-800-743-4099 Access #4394800
REGULAR BOARD MEETING & PUBLIC HEARING
June 12, 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. March 13, 2026 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule...Page 15
 - 2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 17
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-05-29

Subcategory
Miscellaneous Notices

Ad#12337708 5/22/26 & 5/29/26

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 12, 2026, 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 2026/2027. 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) or at the offices of the District Manager, Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, 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

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
MARCH 13, 2026**

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 part of the District’ Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Bojana Brown, Jared Shaver and Haley Mall.

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 of LJA-B.S.E Consultants Inc.

A **motion** was made by Mr. Shaver, seconded by Ms. Mall appointing Jared Shaver as Chair Pro-Tem for the March 13, 2026, Regular Board Meeting. The **motion** passed unanimously.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

Abbey Kessman (Timber) – made the following requests:

- Board Meetings be held onsite within the Everlands community so more of the public can attend.
- A District professional to volunteer to come Everlands to educate homeowners on the general election qualifying process required to be elected to the Board.
- Property Tax Collector to notice the assessment on the TRIM notice.

F. APPROVAL OF MINUTES

1. October 10, 2025, Regular Board Meeting

A **motion** was made by Ms. Brown, seconded by Ms. Mall approving the minutes of the October 10, 2025, Regular Board Meeting, as presented. The **motion** passed unanimously.

G. OLD BUSINESS

There was no Old Business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01- Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

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.

A **motion** was made by Ms. Brown, seconded by Mr. Shaver adopting Resolution No. 2026-01 Fiscal Year 2026/2027 Proposed Budget, as presented, setting the Public Hearing for June 12, 2026, at 10 a.m. The **motion** passed unanimously.

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

Resolution No. 2026-02 was presented, entitled:

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.

A **motion** was made by Mr. Shaver, seconded by Ms. Mall adopting Resolution No. 2026-02, as presented. The **motion** passed unanimously.

I. ADMINSTRATIVE MATTERS

1. Manager’s Report

Mr. Sakuma reminded the Board to complete their Form 1 – Statement of Financial Interests no later than July 1, 2026.

District Attorney Ginger Wald advised that the Legislative Session had been completed, and a memo would be provided at the May Regular Board Meeting.

J. BOARD MEMBER COMMENTS

There were no further Board comments.

K. ADJOURNMENT

There being no further business to come before the Board, Ms. Mall adjourned the meeting at 10:28 a.m., seconded by Mr. Shaver and passed without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Publication Date
2026-05-29

Subcategory
Miscellaneous Notices

Ad#12337708 5/22/26 & 5/29/26

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 12, 2026, 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 2026/2027. 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) or at the offices of the District Manager, Special District Services, Inc., located at 10521 SW Village Center Drive, Suite 203, 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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Everlands Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 12th day of June, 2026.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Everlands
Community Development District

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

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2021)**
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024-1)**
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024-2)**
- VI ASSESSMENT COMPARISON**

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

| | FISCAL YEAR 2026/2027 BUDGET |
|--------------------------------------|---|
| REVENUES | |
| 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 |
| TOTAL REVENUES | \$ 1,576,418 |
| EXPENDITURES | |
| 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 |
| TOTAL EXPENDITURES | \$ 104,581 |
| REVENUES LESS EXPENDITURES | \$ 1,471,837 |
| Bond Payments - Series 2021 | (178,196) |
| Bond Payments - Series 2024-1 | (545,346) |
| Bond Payments - Series 2024-2 | (654,345) |
| BALANCE | \$ 93,950 |
| County Appraiser & Tax Collector Fee | (31,317) |
| Discounts For Early Payments | (62,633) |
| EXCESS/ (SHORTFALL) | \$ - |

DETAILED FINAL 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 |
| TOTAL REVENUES | \$ 1,472,525 | \$ 1,575,630 | \$ 1,576,418 | |
| EXPENDITURES | | | | |
| 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 |
| TOTAL EXPENDITURES | \$ 81,861 | \$ 103,259 | \$ 104,581 | |
| REVENUES LESS EXPENDITURES | \$ 1,390,664 | \$ 1,472,371 | \$ 1,471,837 | |
| 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 |
| BALANCE | \$ 51,309 | \$ 94,484 | \$ 93,950 | |
| 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 |
| EXCESS/ (SHORTFALL) | \$ 18,737 | \$ - | \$ - | |

DETAILED FINAL 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 |
| Total Revenues | \$ 186,333 | \$ 179,196 | \$ 179,696 | |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | \$ 173,611 | \$ 179,196 | \$ 179,696 | |
| Excess/ (Shortfall) | \$ 12,722 | \$ - | \$ - | |

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 FINAL 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 | |
| Total Revenues | \$ 778,683 | \$ 546,346 | \$ 546,846 | |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | \$ 547,863 | \$ 546,346 | \$ 546,846 | |
| Excess/ (Shortfall) | \$ 230,820 | \$ - | \$ - | |

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 FINAL 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 | |
| Total Revenues | \$ 679,452 | \$ 655,345 | \$ 655,845 | |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | \$ 459,079 | \$ 655,345 | \$ 655,845 | |
| Excess/ (Shortfall) | \$ 220,373 | \$ - | \$ - | |

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 |
| 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 | \$ 1,488.00 |
| Total For Expansion Area - Phase 1 - Duplex/Townhomes | \$ 99.81 | \$ 1,587.81 | \$ 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 | \$ 1,541.00 |
| Total For Expansion Area - Phase 1 - Single Family 40' & 50' | \$ 99.81 | \$ 1,640.81 | \$ 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 | \$ 1,568.00 |
| Total For Expansion Area - Phase 1 - Single Family 60' | \$ 99.81 | \$ 1,667.81 | \$ 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 | \$ 1,489.01 |
| Total For Expansion Area - Phase 2 - Duplex/Townhomes | \$ 99.81 | \$ 99.81 | \$ 1,588.82 | \$ 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 | \$ 1,542.19 |
| Total For Expansion Area - Phase 2 - Single Family 40' & 50' | \$ 99.81 | \$ 99.81 | \$ 1,642.00 | \$ 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 NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of June, 2026.

ATTEST:

**EVERLANDS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 9, 2026
November 13, 2026
December 11, 2026
January 8, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 9, 2027
August 13, 2027
September 10, 2027**

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 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

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2025/2026, 2026/2027 and 2027/2028
With Two Year Option (2028/2029 and 2029/2030)
Brevard County, Florida**

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 20, 2026 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Everlands Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm’s headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer’s Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District’s needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer’s financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.