



**EVERLANDS II
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BAY
REGULAR BOARD MEETING
JULY 12, 2024
10:00 A.M.**

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

www.everlands2cdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
EVERALNDS II COMMUNITY DEVELOPMENT DISTRICT
312 South Harbour City Boulevard
Melbourne, Florida 32949
REGULAR BOARD MEETING
July 12, 2024
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. June 14, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Preliminary First Supplemental Special Assessment Methodology Report.....Page 5
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION

LAURA ARCHER
LAURA ARCHER
Everlands II CDD

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:

11/28/2023

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 11/28/2023

Legal Clerk

Notary, State of WI, County of Brown

1-2-25

My commission expires

Publication Cost: \$285.05
Order No: 9551840 # of Copies:
Customer No: 1070930 1
PO #: Revised FY 2023/2024

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Everlands II 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 32901 at 10:00 a.m. on the following dates:
December 8, 2023
January 12, 2024
February 9, 2024
March 8, 2024
April 12, 2024
May 10, 2024
June 14, 2024
July 12, 2024
August 9, 2024
September 13, 2024

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.everlands2cdd.org or by contacting the District Manager at 772-345-5119 or by email at bsakuma@sdsinc.org and/or toll free of 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 insure 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 accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 772-345-5119 and/or toll free of 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 II COMMUNITY DEVELOPMENT DISTRICT
www.everlands2cdd.org
PUBLISH: FLORIDA TODAY
11/28/23; #9551840

**EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
JUNE 14, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Everlands II Community Development District (the “District”) was called to order at 10:03 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 November 28, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Jared Shaver and Chris Cuttler.

Also in attendance were Frank Sakuma of Special District Services, Inc.; Stephanie Brown of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone), Attorney Stephen Sanford of Greenberg Traurig PA (by phone), and District Engineer, Ken Ludwa, B.S.E Consultants, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

- **Acquisition Agreement**
- **Completion Agreement**
- **Collateral Assignment and Assumption of Development Rights**
- **Declaration of Consent to Jurisdiction**
- **Lien of Record**
- **True-Up Agreement**

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. May 10, 2024, Regular Board Meeting Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver, and passed unanimously approving the May 10, 2024, Regular Board Minutes, as presented.

G. OLD BUSINESS

There were no Old Business items for consideration.

H. NEW BUSINESS

1. Consider Resolution No. 2024-02 Adopting Delegation Resolution

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$10,000,000 EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (THE “2024 BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE 2024 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE 2024 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE 2024 BONDS; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD WITH RESPECT TO THE 2024 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 2024 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; PROVIDING FOR THE REGISTRATION OF THE 2024 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2024 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Bond Counsel, Stephen Sanford, presented the resolution to the Board. Mr. Pettibon made a **motion**, seconded by Mr. Shaver, and passed unanimously, adopting Resolution 2024-02 in substantial final form.

2. Ancillary Bond Documents

District Counsel, Ginger Wald, presented the ancillary bound documents as added to the agenda. Mr. Pettibon made a **motion**, seconded by Mr. Cutler, and passed unanimously approving the ancillary bond documents in substantial final form. Documents listed below:

- Acquisition Agreement
- Completion Agreement
- Collateral Assignment and Assumption of Development Rights
- Declaration of Consent to Jurisdiction
- Lien of Record
- True-Up Agreement

I. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded the Board to file their Form 1 and that the 4 hours of ethics training needs to be completed no later than December 31, 2024.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:18 a.m. and there were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



**PRELIMINARY FIRST SUPPLEMENTAL
SPECIAL ASSESSMENT METHODOLOGY
REPORT**

PREPARED FOR THE

**EVERLANDS II COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

July 12, 2024

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Everlands II Community Development District (the “District”) is a local unit of special purpose government located in the City of Palm Bay (the “City”) in Brevard County, Florida (the “County”). The District was established on July 20, 2023, by Ordinance No.2023-27 enacted by the City Council of the City to provide for the construction, and/or acquisition, financing, long-term administration and management of certain infrastructure of the Development, as defined below. The Everlands II PUD (the “Development”) is a planned Development containing approximately 143.73 gross acres and is located in the City. The District is co-terminus with the Development is planned for the following land uses:

Table 1 – Proposed Land Uses for the District

Land Use Category	Unit
Single Family	398 Dwelling units

This First Supplemental Special Assessment Methodology Report dated July 12, 2021 (the “First Supplemental Report”), prepared by Special District Services, Inc. will demonstrate the allocation of special assessments as it relates to the sale and issuance of special assessment bonds (“Series 2024 Bonds”) for financing a portion of the public infrastructure and will equitably allocate the costs being incurred by the District to provide the direct and special benefits of the Project (defined herein) to the assessable lands in the District as identified herein on **Exhibit “A”**. The Project improvements are described in the adopted Everlands II Community Development District Engineering Report, Phase 1 Infrastructure, dated June 2021 and accepted by the District Board of Supervisors on June 17, 2021 as may be revised (the “Engineer’s Report”), prepared by B.S.E. Consultants, Inc. (the “District’s Engineer”).

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The Project is comprised of an interrelated system of public infrastructure improvements which will serve and directly and specially benefit all assessable lands within the District. The public improvements comprising the Project will be interrelated such that they will reinforce one another. The total cost of the Project is currently estimated to be \$11,914,433. A detail of the estimated Project costs for the development is included herein on **Table A**. The Series 2024 Bonds will be repaid through the levy of non-ad valorem special assessments (the “Series 2024 Special Assessments”) on all assessable property within the District. The Project has been designed to be functional and confer direct and special benefits to the landowners within the District. Any portion of the Project not financed through the issuance of the Series 2024 Bonds will be paid for by Lennar Homes, LLC or its successors or assigns (herein the “Developer”).

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the Project are described in the Engineer’s Report.

The construction costs for the Project identified in this First Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction or acquisition, of a portion of the Project, the District will impose the Series 2024 Special Assessments on benefited real property within the District. These assessments are based on the direct and special and peculiar benefits accruing to such property from the public improvements comprising the Project. The use of non-ad valorem special assessments has an advantage in that the properties that receive the direct and special benefits from the Project are the only properties that are obligated to pay for those facilities and services. Without these improvements, development of the property would not be possible.

In summary, special assessments may be levied: (1) for facilities which provide direct and special benefits to property within the District as distinct from general benefits, (2) only against property which receives that direct and special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The Series 2024 Special Assessments placed upon various benefited properties in the District must be sufficient to cover the debt service of the Series 2024 Bonds that will be issued for financing a portion of the Project.

Until all the land within the District has been platted and sold, the Series 2024 Special Assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to replat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF COST AND ASSESSMENTS

In developing the methodology used for Series 2024 Special Assessments in the District, two interrelated factors were used:

- A. Allocation of Benefit: Each parcel of land, lot and/or unit within the District benefits directly and specially from the construction and financing of the proposed improvements.
- B. Allocation of Cost/Debt: The Series 2024 Special Assessments imposed on each parcel of land, lot and/or unit within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the Project is an integrated system of facilities designed to provide benefits to the assessable property within the District as a whole. The Project is intended to work as a total system which will provide special benefits for each unit type. The fair and reasonable method of allocating the benefit to each planned residential unit in the District would be to assign an *equivalent residential unit* (“ERU”) to the one (1) product type based on relative size. Therefore, for the purpose of this First Supplemental Report, each single family residential unit will be assigned one (1) ERU. There are currently no other product types.

The Series 2024 Special Assessments will be levied on the 238 platted lots and the remaining 57.41 acres of land within the Development until such time as the remaining 160 planned lots within the Development are platted. The lien will shift to the parcels in the District, as represented in **Table F** upon platting on a first platted, first assigned bases.

The amount of the assessments that will shift to platted lots is based on the schedule in **Table F**. Land that is sold in the District prior to platting will have a lien amount attached to the parcel that is equal to the development rights conveyed with such parcel and type of planned use. The Series 2024 Special Assessments will then be assigned in accordance with **Table F**. As platting occurs the Series 2024 Special Assessments will be assigned on a first platted first assigned basis to platted lots receiving property folio numbers, and allocated on an ERU basis as shown herein on **Table F**.

In addition to the Series 2024 Special Assessments imposed for debt service on the Series 2024 Bonds, the District will also levy an annual administrative assessment to fund the costs of operating and managing the District. As each residential dwelling unit will benefit equally from the operation and management of the District and the Project, the annual operation and management assessments will be allocated equally to each assessable lot or unit.

Given the District's land use plan and the type of infrastructure to be funded by the Series 2024 Special Assessments, this method will result in a fair allocation of benefits and services and an equitable allocation of costs for the proposed Series 2024 Bonds. However, if the future platting results in changes in land use or proportion of benefit per unit, this allocation methodology may not be applicable and it may be necessary for the District to revise this methodology.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments relating to the Project will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *F.S.* or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, the collections costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The cost of the Project will be approximately \$11,914,433. The construction program and the costs associated therewith are identified herein on **Table A**. All, or a portion of the capital improvements comprising the Project will be financed by the Series 2024 Bonds, which will be payable from and secured by special assessments levied annually on all assessable properties/lots/units in the District. The estimated principal amount of the Series 2024 Bonds to be issued to finance the Project is \$8,205,000¹. The estimated proceeds of the Series 2024 Bonds will provide \$7,432,763¹ for construction related costs. The sizing of the Series 2024 Bonds includes a debt service reserve

¹ Preliminary, subject to change

fund equal to the annual maximum debt service, capitalized interest, issuance costs and underwriter’s discount as shown herein on **Table B**.

7.0 MODIFICATIONS AND REVISION

Allocation of costs and benefits, shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for the Project (estimated at \$11,914,433) is initially based on the number of dwelling units (398) projected to be developed within the District and benefited by the infrastructure improvements comprising the Project. Based on the preliminary Bond size of \$8,205,000¹, subject to change, at an estimated interest rate of 5.75%, the maximum annual debt service for the Series 2024 Bonds as shown herein on **Table E**, will be approximately \$580,380, which has not been grossed up to include the 1% County Tax Collector fee, 1% County Property Appraiser fee, and 4% discount for early payment of taxes. These fees will not apply if assessments are direct billed.

To ensure that each residential dwelling unit is assessed no more than their pro-rata amount of the maximum annual debt service shown herein on **Table E**, the District will be required to perform a “true-up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining assessable dwelling units in the District. The District shall, at the time a plat or re-plat within the District is submitted to the City:

A. Assume that the total number of assessable residential units being utilized as a basis for this assessment methodology is as described below, **Table 2** (“Total Assessable Lots/Units”).

Table 2 – Total Assessable Lots/Units for the District

Land Use Category	Unit
Single Family	398 Dwelling units

B. Ascertain the number of assessable residential dwelling units in the proposed plat or re-plat and all prior plats (“Planned Assessable Units”).

C. Ascertain the current amount of potential remaining assessable dwelling units (“Remaining Assessable Units”).

If the Planned Assessable Lots/Units are equal to the Total Assessable Lots/Units no action would be required at that time. However, if the sum of the Planned Assessable Lots/Units and the Remaining Assessable Lots/Units are less than an estimated number reflected in **Table 2**, the Developer will be obligated to remit to the District an amount of money sufficient to enable the District to retire an amount of Series 2024 Bonds plus accrued interest such that the amount of the Series 2024 Special Assessments allocated to each Planned Assessable Lot does not exceed the amount of debt service that would have been allocated thereto had the total number of Planned Assessable Lots/Units and Remaining Assessable Lots/Units not changed from what is represented in **Table 2**. Conversely, if the Planned Assessable Lots/Units and Remaining Assessable Lots/Units of the residential lots/units is greater than the Total Assessable Lots/Units, then, there will be a pro-rata decrease in the annual Series 2024 Special Assessments to all of the benefited properties.

All assessments levied run with the land. In the event of a plat or replat, a determination of a true-up payment shall be based on the terms and provisions of a true-up agreement entered into between the District and the applicable landowner. It is the responsibility of the landowner of record to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. In the event that additional land not currently subject to the assessments is developed in such a manner as to receive special benefit from the Project described herein, it will be necessary for this assessment methodology to be re-applied to include such parcels. The additional land will, as a result of re-applying this allocation methodology, then be allocated an appropriate share of the special assessments while all currently assessed parcels will receive a relative reduction in their assessments.

8.0 PRELIMINARY ASSESSMENT ROLL

As of the date of this First Supplemental Report, the Development has platted 238 of the 398 residential dwelling units as identified herein on **Table E** and **Table F**.

Assessable lands within the District consist of 143.73 +/- acres as described in **Exhibit "A"** attached hereto and as outlined herein on **Table F**. The par amount of Series 2024 Bonds issued by the District to pay for the 2024 Project is \$8,205,000². The District will initially distribute liens to the platted property within the District, and then across the remaining unplatted property within the District boundaries on an equal gross acreage basis as described herein on **Table F**. As platting occurs the Series 2024 Special Assessments will be levied on the 238 platted lots and the remaining 57.41 acres of land within the Development until such time as the remaining 160 planned lots within the Development are platted as identified herein on **Tables C, D** and **F**.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, Consultants and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Everlands II Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Everlands II Community Development District with financial advisory services or offer investment advice in any form.

² Preliminary, subject to change

TABLE A

PROJECT COST ESTIMATES

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
<u>PAVING, GRADING & DRAINAGE</u>	<u>\$ 4,143,781</u>
<u>SANITARY SEWER SYSTEM</u>	<u>\$ 2,839,724</u>
<u>POTABLE WATER DISTRIBUTION PLAN</u>	<u>\$ 1,419,631</u>
<u>MASS GRADING IMPROVEMENTS</u>	<u>\$ 3,235,985</u>
<u>OFFSITE IMPROVEMENTS</u>	<u>\$ 275,312</u>
<u>TOTAL</u>	<u>\$ 11,914,433</u>

TABLE B

BOND SIZING

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING
Par Amount*	\$ 8,205,000 *
Debt Service Reserve Fund (DSRF)	\$ (290,190)
Capitalized Interest	\$ (117,947)
Issuance Costs	\$ (364,100)
Construction Funds	\$ 7,432,763
Bond Interest Rate	5.75%
Principal Amortization Period (Years)	30

*Subject to change at final bond pricing

TABLE C

ALLOCATION OF PROJECT COSTS

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
Single Family	398	1.00	398.00	\$ 11,914,433	\$ 29,936
TOTAL	398	N/A	398.00	\$ 11,914,433	N/A

*Rounded

TABLE D

ALLOCATION OF BOND DEBT

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt Allocation Per Unit Type	Bond Debt Allocation Per Unit*
Single Family	398	1.00	398.00	\$ 8,205,000	\$ 20,616
TOTAL	N/A	N/A	398.00	\$ 8,205,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

	2024 Series Bond Debt
1 Maximum Annual Debt Service	\$ 580,379.52
2 Maximum Annual Debt Service Assessment to be Collected	\$ 617,425.02 *
3 Total Number of Remaining Developable Acres	57.41
4 Maximum Annual Debt Service per Remaining Developable Acres	\$ 4,323.48
5 Total Number of Residential Units Planned	398
6 Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	**Maximum Annual Debt Assessment Per Unit*	**Maximum Annual Debt Assessment Per Unit Type*
Single Family	398	1.00	398.00	\$ 1,551.32	\$ 617,425
TOTAL	N/A	N/A	398.00	N/A	\$ 617,425

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel/Units	**Maximum Annual Debt Assessment Per Acre/Unit*	Par Debt Per Acre/Unit	Total Par Debt
Exhibit "A"	57.41	\$ 4,323.48	\$ 57,455.02	\$ 3,298,492
Exhibit "A"	238***	\$ 1,551.32	\$ 20,615.58	\$ 4,906,508
TOTALS		N/A	N/A	\$ 8,205,000

*Rounded

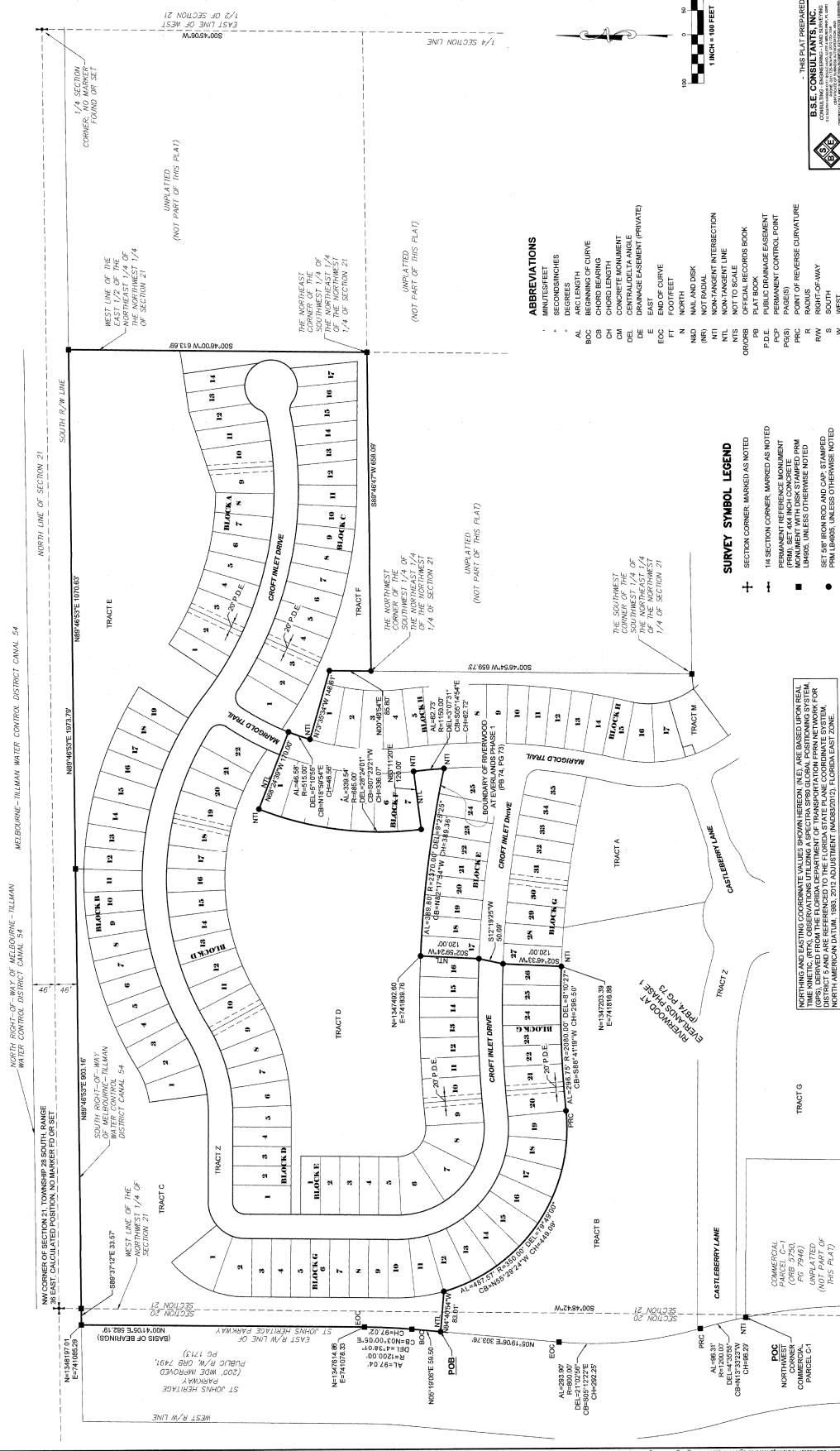
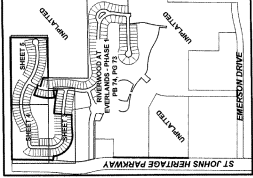
**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes.

RIVERWOOD AT EVERLANDS PHASE 2

SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK 1714, PAGE 15
SHEETS 1, 2, 3, 4
SECTIONS 20 AND 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST



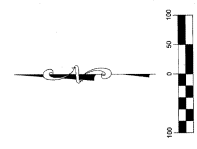
ABBREVIATIONS

MINUTE FEET	
SECONDS INCHES	
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
DEL	CENTRAL DELTA ANGLE
DE	DRAINAGE EASEMENT (PRIVATE)
EOC	END OF CURVE
F	FOOT
N	NORTH
MO	MAIL AND DISK
NR	NOT RADIAL
NI	NON-FANGIER INTERSECTION
NL	NOT LITTLE
NTS	NOT TO SCALE
OOROB	OFFICIAL RECORDS BOOK
PL	PLAT BOOK
PAGS	PAGES
PCP	PERMANENT CONTROL POINT
PERM	PERMANENT EASEMENT
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
R/S	ROAD CENTERLINE
S	SOUTH
W	WEST

SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- PERMANENT EASEMENT
- PERMANENT EASEMENT MONUMENT WITH DISK STAMPED PERM LABELS, UNLESS OTHERWISE NOTED
- SET 3/8" IRON ROD AND CAP, STAMPED PERM LABELS, UNLESS OTHERWISE NOTED

NORTHING AND EASTING COORDINATE VALUES SHOWN HEREON, (N.E.S.) ARE BASED UPON REAL TIME INERTIAL OBSERVATIONS UTILIZING A SPECIAL POSITION FIXATION FROM NETWORK FOR DISTRICT 2 AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, (NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD83/02)), FLORIDA EAST ZONE.



B.S.E. CONSULTANTS, INC.
1005 E. US HWY 1, SUITE 100
Palm Bay, FL 32909
DATE: 03/10/2024
REGISTRATION NO. 000010224
PROJECT #: 100007110