



## **Sawyer's Landing Community Development District**

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[www.sawyerslandingcdd.com](http://www.sawyerslandingcdd.com)

**Sidney Atzmon – Chairman**

**Richard Swerdlow – Vice Chairman**

**Alben Duffie – Assistant Secretary**

**Gabriel Lutzky – Assistant Secretary**

**May 13, 2026**



# **Sawyer's Landing**

## **Community Development District**

### **Agenda**

Seat 1: Sidney Atzmon (C.)	
Seat 3: Richard Swerdlow (V.C.)	
Seat 4: Open Seat	
Seat 2: Alben Duffie (A.S.)	
Seat 5: Gabriel Lutzky (A.S.)	

**Wednesday**  
**May 13, 2026**  
**10:00 a.m.**

**Swerdlow Group Office**  
**2901 Florida Ave, Miami, FL. 33133**  
**Join the meeting now**

**Meeting ID: 257 466 458 471 2 and Passcode: Fp3oy3zF**  
**1 872-240-4685 and Phone Conference ID: 369 372 265#**

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  - B. Approval of Unaudited Financials – **Page 40**

9. Supervisors Requests and Audience Comments

10. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.sawyerslandingcdd.com>*

# Oath of Office

I, \_\_\_\_\_ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Sawyer's Landing Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Sawyer's Landing Community Development District**, \_\_\_\_\_ County, Florida.

**Signature:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_  
**County of Residence:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ whose signature appears hereinabove.

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
Print Name

My Commission expires

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of identification \_\_\_\_\_

**MINUTES OF MEETING  
SAWYER’S LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sawyer’s Landing Community Development District was held on Wednesday, November 11, 2025, at 10:00 a.m. at 249 NW 6th Street, Suite 104, Miami, FL.

Present and constituting a quorum were:

Sidney Atzmon  
Richard Swerdlow  
Gabriel Lutzky

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Juliana Duque  
Ginger Wald  
Chris Galgano

District Manager  
District Counsel  
Resident

**FIRST ORDER OF BUSINESS**

**Oath of Office for Newly Elected  
Supervisors Elected at the  
Landowners Meeting – Seat #1,  
Seat #2 and Seat #5**

Ms. Duque: We will now administer the Oath of Office to the newly elected Supervisors from the Landowners’ Meeting held today, November 12, 2025, at 10:00 a.m., for Seats 1, 2, and 5. Since Mr. Alben Duffie, elected to Seat 2, is not present, we will administer the oath only to Sid and Gabriel today. I will read the oath; when I say the word “I,” please state your name, and at the end of the oath, you will respond by saying “I do” or “I agree.”

Mr. Atzmon: Sidney Atzmon.

Mr. Lutzky: Gabriel Lutzky.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Sawyer’s Landing Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm

that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Sawyer's Landing Community Development District, Miami-Dade County, Florida.

Mr. Atzmon: I do.

Mr. Lutzky: I do.

Ms. Duque: Thank you so much.

**SECOND ORDER OF BUSINESS                      Roll Call**

Ms. Duque called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS                      Organizational Matters**

**A. Acceptance of Resignation Letter with Mr. Roger LeBlanc**

Ms. Duque: Let's move forward to the next item, which is the organizational matters, and the first one is the acceptance of the resignation letter with Mr. Roger LeBlanc. A motion will take place.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, accepting the resignation letter from Mr. Roger LeBlanc was approved.

**B. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election**

Ms. Duque: Let's move forward to consideration of resolution #2026-01, which is the resolution canvassing and certifying the results of the landowners' election. So, this resolution is the formal document that is used by the CDD Board of Supervisors to officially confirm and record the results of the landowners' election. For the District Board of Supervisors, the election was held in compliance with the law, and public notice of the landowners' meeting was published; the votes were cast and also counted at the landowners' meeting. The names appointed to those seats were for seat #1, was Sid Atzmon, seat #2 was Alben Duffie, and seat #5 was Gabriel Lutzky, and Sid and Gabriel received 5 votes, so they serve for a period of 4 year terms, and for seat #2, which is Alben, he received 4 votes and he will serve a 2 year term. Once again, you will begin immediately upon the adoption of this resolution, so a motion will take place.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, Resolution #2026-01 canvassing and certifying results of the Landowners Election was approved.

**C. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #4 (11/2027)**

Ms. Duque: Do I have any consideration of the appointment for the unexpired term of office for seat #4?

Mr. Swerdlow: I'll motion for the appointment of Scott Osman.

Mr. Atzmon: Well, Chris is here, we can appoint him, are you going to be available for the other meetings, or meetings going forward?

Mr. Swerdlow: He's probably going to be working at the Serenity Gordon's project which is up north on a day to day basis, so looking the long term we probably want Scott.

Mr. Atzmon: Ok.

Ms. Duque: But if we receive a resignation, you guys can appoint Chris as well.

Mr. Atzmon: Ok.

Ms. Wald: So, it was a motion to appoint, who did he say?

Ms. Duque: So, Rich appointed Scott. What's his last name?

Mr. Swerdlow: Scott Osman.

Ms. Duque: Ok, perfect.

Mr. Atzmon: He doesn't have to be here to get elected?

Ms. Duque: No, he can be appointed, and we will administer his oath of office at the next meeting.

Mr. Atzmon: Ok.

Ms. Wald: Or he can do it on his own.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, appointing Scott Osman to fill the unexpired term of office for seat #4 was approved.

**D. Oath of Office for Newly Appointed Supervisors**

**E. Consideration of Resolution #2026-02 Election of Officer(s)**

Ms. Duque: Once again, we will administer the Oath of Office to Scott at the next meeting, since he is not present today; alternatively, he may take the oath and provide the

executed form to me. Let us now move to consideration of Resolution 2026-02, regarding the election of officers. Currently, the slate of officers is as follows: Sid Atzmon as Chair, Richard Swerdlow as Vice Chair, and Alben Duffie and Gabriel Lutzky as Assistant Secretaries, with Scott eligible to be added as an additional Assistant Secretary. From my office, Patti Powers serves as Treasurer, Paul Winkeljohn as Secretary, I serve as Assistant Secretary, and Sharyn Henning as Assistant Treasurer. Unless there are any changes to this slate, you would simply need a motion to appoint Scott Osman as an Assistant Secretary.

Mr. Atzmon: Ok, I'll make that motion to appoint Scott as an assistant secretary.

Ms. Duque: But do you keep the same slate of officers? Scott can't be appointed today.

Mr. Atzmon: Yes.

Ms. Wald: He can't be appointed until he takes the oath of office.

Ms. Duque: That is correct.

Ms. Wald: So, you can keep the same slate of officers, other than Scott, because he didn't take the oath yet, so he's not actually a Supervisor yet.

Ms. Duque: Correct.

Mr. Atzmon: Ok.

Ms. Wald: But you can basically say the same thing slate that you already have.

Ms. Atzmon: Ok, so the same slate as before.

On MOTION by Mr. Atzmon seconded by Mr. Lutzky with all in favor, Resolution #2026-02 election of officers, keeping the existing slate of officers the same was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 11, 2025 Meeting**

Ms. Duque: The next item is the approval of the minutes of the June 11, 2025, meeting. This is the moment to present any additions, corrections, or deletions; if there are none, a motion to approve them will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, the Minutes of the June 11, 2025 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**

Ms. Duque: Let's move forward with the consideration of the engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2025. So, Grau & Associates will conduct the District's annual financial audit for the fiscal year 2025. The audit, as the Board is aware, will cover all of the financial statements and will be in compliance with Florida Statutes; it will also follow the state and federal audit standards. The engagement includes the review of internal controls and management practices with an audit fee not to exceed \$14,500, completion and submission are required by June 30, 2025. A motion will take place.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Property Appraiser Form with Tomas Regalado Property Appraiser of Miami-Dade County Exemption Public Service Department**

Ms. Duque: The next item is ratification of property appraiser form with Tomas Regalado Property Appraiser of Miami-Dade County Exemption Public Service Department. So, once again, all of the Districts and CDDs in general in Miami-Dade County are required to enter into this formal agreement with the offices of the Property Appraiser. This primarily ensures that Non Ad Valorem Assessments are legally and properly placed on the annual property tax bill and also TRIM notices. This agreement authorizes the Property Appraiser to include the District's Special Assessments along side property taxes and also specifies the terms which those assessments are administered and disclosed to property owners. I don't know if you would like to add anything Ginger, and if not, a motion to ratify will take place.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, ratifying the Property Appraiser form with Tomas Regalado Property Appraiser of Miami-Dade County Exemption Public Service Department was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Management Agreement with Cushman & Wakefield**

Ms. Duque: Let's move forward with the discussion of the management agreement with Cushman & Wakefield and I will leave this one to Rich.

Mr. Swerdlow: So, I've drafted a subcontract to the contract that SG Property Management, LLC has in place with the District today which would allow Cushman and Wakefield to take over the related garage operations and management that currently the District has contracted with SG Property Management. So, it would be within Cushman's overriding property management contract for the entire building, and it's a short agreement.

Ms. Wald: So, what we have is, and let me go back in time so we get everybody on the same page. What we have is, the CDD entered into an agreement with SG Manager for a 10-year term, renewable upon another 10 years for property management services, and so within that first amendment it specifically states that any agreements or contracts that SG Manager is going to enter into, they have to come to the CDD to provide that information, so the CDD can provide that approval because if they have any type of conflicts, all three of you, if you have any type of conflicts you have to be able to disclose it, etc. So, that is what is being brought forward is SG Manager is seeking to engage the services of Cushman & Wakefield to do those day to day operations that they normally would do but, it is permissible in their contract as that to go ahead and do that, and that's what we're discussing.

Mr. Atzmon: Ok.

Ms. Wald: Go ahead now, and ask your question.

Mr. Atzmon: Well, I guess you really answered it.

Ms. Wald: Ok.

Mr. Swerdlow: You're required to have those.

Ms. Wald: Well, no you're approving proceeding forward with Cushman & Wakefield to perform those services on their behalf, the key is compensation. So, as long

as it's under that contract, there's no additional compensation, it's not a budgetary matter that the District is taking on, if it was, we would have to open up a conflict.

Mr. Atzmon: But what about the other garage manager we had?

Ms. Wald: That's different, that's still in place.

Mr. Atzmon: Ok.

Ms. Wald: This is, it's like an umbrella, so you have, I call it the property manager, SG is the property manager, so that's the umbrella over all the CDD, they now are saying look, we want to go ahead and contract with those services, with Cushman & Wakefield to perform that on our behalf as a subcontractor. Our parking manager, which is that level below Universal, is only dealing with the parking garage, and then we have a security contract. So a security contract is only dealing with security but, the property on top which SG is now going to Cushman, they're the ones that are going to manage that as well, so the CDD, even though our property is our responsibility we have to make sure everything is going, we have a manager to look over those people.

Ms. Duque: Correct.

Ms. Wald: It's that pyramid of the quality to overlook.

Mr. Atzmon: I see, alright so we need a motion to approve it.

Ms. Wald: Well, you're not approving the agreement, you're just basically, the acquiescence that SG Manager has come to the District, the District has no objection for that being done and then the agreement will come, because we don't have the agreement to look at, and then we can move forward.

Mr. Atzmon: Ok.

Ms. Duque: So, are we approving it in substantially final form Ginger?

Ms. Wald: We can't approve something I haven't seen.

Mr. Swerdlow: I'll send it to you, it's a pretty simple subcontract, it clearly states that there's no additional consideration for Cushman, we didn't ask for a property management contract and I just sent it to Cushman's counsel, so I'll send it to Ginger.

Ms. Wald: Ok, but basically the concept, so they can go ahead and enter into it, nobody has conflicts and nobody has to declare them on the record, and then we can ratify that at that time.

Ms. Duque: Ok.

Ms. Wald: Because we're not entering into the agreement, SG is entering into the agreement, they just need to come to us first.

Ms. Duque: Ok, so do I have a motion as stated?

On MOTION by Mr. Atzmon seconded by Mr. Lutzky with all in favor, approving SG Property Management, LLC to engage the services of Cushman & Wakefield on their behalf to provide the day to day operations of the District was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

Ms. Duque: So, let's move forward to staff reports, attorney, memorandum 2025 legislative update.

**A. Attorney – Memorandum – 2025 Legislative Update**

Ms. Wald: All of these have been in effect for a while. Nothing too drastic for this District.

Mr. Atzmon: And we've seen this before.

Ms. Wald: Yes, I thought we did this already.

Ms. Duque: No, but we did the last one, I checked that.

Ms. Wald: Ok, anyway, the first one is dealing with public records, there's some additional exemptions for people, and I don't think anyone here has to worry about that. The second one is dealing with bonds, we've already issued our bonds so we don't have to worry about that. The third one is important for this District, so if we're going to change any of our rules, remember we had a set of rules that we adopted with the parking rates and how the garage operates. If we're going to make any amendments to that this new requirement is a new requirement for advertising and how it must look, these rules themselves, it says strike out #1, so it's more akin to state legislation, that's really only the only change. It just takes a little bit longer because they added 7 days.

Mr. Atzmon: And we're not considering any rule changes, right?

Ms. Wald: Well, I don't know, I'm just providing the update.

Mr. Atzmon: Ok.

Ms. Wald: We're already platted so we don't have to worry about platting, and we're already constructed but, if we were doing another construction contract you have to deal with change order within 35 days.

Mr. Atzmon: Right.

Ms. Wald: So, that is going to be important for the next one, and that's it, and everything is already in effect, and it's already been taken into consideration by the District manager for all of those items.

Mr. Atzmon: When does the legislative session start?

Ms. Wald: Well this year, they have to do something in January because they need to do something about the unconstitutionality of the state statutes dealing with concealed weapons, but you don't have to worry about it.

Ms. Duque: The main issue relates to the gun law, as they did not provide sufficient information on that point.

Ms. Wald: Basically, you take your Oozy, put it on your back and walk around right here but, let's not worry about that right now. The state legislature, there's already something that's being worked out, and they're going to meet in January because they need to deal with those issues, so that meeting is going to be in January, and therefore, they're going to start earlier than they normally do which is in March.

Mr. Atzmon: Ok.

Ms. Wald: Does that answer your question?

Mr. Atzmon: I guess so, yes.

Ms. Wald: March is normal, they have to deal with this issue before anything else.

Mr. Atzmon: Ok.

Ms. Duque: Thank you so much for that Ginger.

**B. Engineer – District Engineer's Report for Fiscal Year 2025-2026**

Ms. Duque: Let's move forward to the engineer, for which we have the District engineer's report for fiscal year 2025-2026. So, this once again follows the statements of the Master Trust Indenture between the District and US Bank National Association as the Trustee, this relating to the Special Assessments Revenue Bond Series 2021 project. Once again, those findings from the District engineer confirm that the District is in compliance with its financial and operational obligations, as said in the Master Trust Indenture. Also, resources are in place in our budget, which extend all the required maintenance, risk mitigation, and activities for the coming fiscal year. So, I just need a motion to approve the District engineer's report for fiscal year 2025-2026.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, accepting the District Engineer's Report for Fiscal Year 2025-2026 was approved.

**C. Field Manager**

Ms. Duque: Let's move forward to the field manager report. Once again, we have this item here just in case SG needs to provide any information about the parking garage. No additional information for that right now.

**D. Manager**

**1) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Ms. Duque: Let's move forward to the manager's report. The first one is the final approval of the fiscal year 2024-2025 report performance measures and standards. So, this is the final report that is submitted in compliance with the reasonable requirements established by the Florida Legislature during its 2024 session. This, as the Board is aware, is to enhance the accountability and also transparency for all Special Districts. This report details the accomplishments of the fiscal year 2025, and you can see that on page 35 of your agenda package. This confirms all the goals and objectives that were met, outlines the measures and standards that were employed, and also provides a summary of the District engineer's yearly infrastructure condition assessments. A motion to approve this final report will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, accepting the final approval of the FY2024-FY2025 Report Measures and Standards was approved.

**2) Consideration of FY2025-FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694**

Ms. Duque: Let's move to consideration of fiscal year 2025-2026 performance measures and standards required by Florida Statute. So, once again, this is the Florida Statute that established this new regulation beginning October 1, 2025, or at the end of the first full fiscal year. After the District creation, each Special District must set those goals and objectives for all the programs and activities. So, for fiscal year 2026, the District

management has identified three main focus areas for the goal settings, that's the community communication and engagement, infrastructure and facilities maintenance, as well as financial transparency and accountability. We also streamlined, it's essentially reporting requirements into a single annual report document to communicate the progress, as well as maintain compliance. Now, it's recommended to the Board of Supervisors to approve that set of goals and reporting framework for fiscal year 2026.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, accepting the FY2025-FY2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

**3) Reminder to Complete Annual Ethics Training by December 31, 2025**

Ms. Duque: The last item is a reminder to the Board of Supervisors to complete the annual ethics training by December 31, 2025. So, once again, just a reminder, and if you need me to provide those links again, just let me know.

Mr. Atzmon: Yes, please resend it.

Ms. Duque: Ok, I will resend.

**NINTH ORDER OF BUSINESS                      Financial Reports**

**A. Approval of Funding Requests #41 & #42**

**B. Acceptance of Unaudited Financials**

Ms. Duque: Let's move to the financial reports. Tab A is approval of funding requests #41 and #42, and Tab B is the acceptance of the unaudited financials. Unless there are any questions, a motion will take place to approve those.

On MOTION by Mr. Atzmon seconded by Mr. Lutzky with all in favor, Funding Requests #41 & #42 and the Unaudited Financials were approved.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Duque: Do I have any Supervisor's requests?

Mr. Swerdlow: Yes, in general, I'd like to move these CDD meetings to the Coconut Grove office because going forward, we're going to have three of us there to make a quorum every time.

Mr. Atzmon: Right.

Ms. Wald: The same time, 10:00 a.m.?

Mr. Swerdlow: Yes, same time.

Ms. Duque: So, the same time and the same date.

Mr. Atzmon: Yes,

Mr. Swerdlow: Yes, 10:00 o’clock on Wednesday.

Ms. Duque: Rich, do you know the address?

Mr. Swerdlow: 2901 Florida Avenue, Miami, Florida 33133.

Ms. Duque: Perfect, so for this request I will need a motion for that.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, authoring staff to move the location of the CDD monthly meetings to the Swerdlow Group office, 2901 Florida Avenue, Maimi, Florida 33133 was approved.

Ms. Duque: Are there any other comments from the Board of Supervisors? Not hearing any, do I have any comments from the audience? Not hearing any.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Duque: A motion to adjourn will take place.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, the Meeting was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman

**RESOLUTION 2026-03**

**A RESOLUTION OF THE SAWYER’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT’S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

**WHEREAS**, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

**WHEREAS**, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAWYER’S LANDING COMMUNITY DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Chairman/Vice Chairman

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

***Sawyer's Landing***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



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**Sawyer's Landing**  
**Community Development District**  
**Proposed Budget**  
**Enterprise Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Parking Revenue	1,160,000	262,612	315,449	578,061	1,160,000
Developer Contributions - Operations	113,725	-	97,731	97,731	115,847
Interest Income	-	405	200	605	-
Carry Forward	2,713,262	2,545,151	-	2,545,151	2,798,286
<b>TOTAL REVENUES</b>	<b>\$ 3,986,987</b>	<b>\$ 2,545,556</b>	<b>\$ 97,931</b>	<b>\$ 3,221,548</b>	<b>\$ 4,074,133</b>
<b>EXPENSES</b>					
<b>Administrative:</b>					
Engineer Fees	\$ 8,000	\$ 53	\$ 3,500	\$ 3,553	\$ 8,000
Attorney	35,000	4,710	25,000	29,710	35,000
Annual Audit	12,500	-	12,500	12,500	12,500
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,675	1,338	1,337	2,675	2,862
Trustee Fees	6,000	4,579	-	4,579	6,000
Management Fees	32,100	16,050	16,050	32,100	34,347
Information Technology	1,070	535	535	1,070	1,145
Website Administration	1,605	803	802	1,605	1,717
Postage & Delivery	750	10	150	160	250
General Liability and Public Officials Insurance	10,000	6,163	-	6,163	10,000
Printing & Binding	500	31	250	281	500
Legal Advertising	2,500	1,151	1,349	2,500	2,500
Other Current Charges	250	-	50	50	250
Office Supplies	-	10	-	10	-
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 113,725</b>	<b>\$ 35,608</b>	<b>\$ 62,123</b>	<b>\$ 97,731</b>	<b>\$ 115,847</b>
<b>Parking Garage</b>					
Payroll	\$ 105,000	\$ 54,358	\$ 52,200	\$ 106,558	\$ 110,250
Cell Phone	200	508	600	1,108	2,500
Security	680,000	-	250,000	250,000	680,000
Parking Management	170,724	16,169	16,408	32,577	170,724
Cleaning/Janitorial	162,000	-	50,000	50,000	162,000
Parking Deck Lighting	37,320	-	15,000	15,000	37,320
Parking Sweeping	17,040	-	17,040	17,040	17,040
Repairs & Maintenance	39,600	-	20,000	20,000	39,600
Elevator Maintenance	42,000	-	20,000	20,000	42,000
Landscape Maintenance	6,000	-	5,000	5,000	6,000
Irrigation	2,520	-	1,500	1,500	2,520
Insurance	615,000	12,319	12,488	24,807	615,000
Contingency	50,000	9,472	25,000	34,472	50,000
<b>TOTAL PARKING GARAGE</b>	<b>\$ 1,927,404</b>	<b>\$ 92,826</b>	<b>\$ 485,235</b>	<b>\$ 578,061</b>	<b>\$ 1,934,954</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,041,129</b>	<b>\$ 128,434</b>	<b>\$ 547,358</b>	<b>\$ 675,792</b>	<b>\$ 2,050,801</b>
<b>OPERATING INCOME</b>	<b>\$ 1,945,858</b>	<b>\$ 2,417,122</b>	<b>\$ (449,427)</b>	<b>\$ 2,545,756</b>	<b>\$ 2,023,332</b>
<b>Debt Service</b>					
Special Assessments - Debt Service	\$ 5,202,956	\$ 5,309,952	-	\$ 5,309,952	\$ 5,202,956
Interest Income	150,000	141,747	105,000	246,747	150,000
Principal Expense	(1,710,000)	-	(1,710,000)	(1,710,000)	(1,770,000)
Interest Expense	(3,594,169)	(1,797,084)	(1,797,085)	(3,594,169)	(3,538,594)
<b>Total Debt Service</b>	<b>\$ 48,787</b>	<b>\$ 3,654,615</b>	<b>\$ (3,402,085)</b>	<b>\$ 252,530</b>	<b>\$ 44,362</b>
<b>EXCESS REVENUES (EXPENSES)</b>	<b>\$ 1,994,645</b>	<b>\$ 6,071,737</b>	<b>\$ (3,851,512)</b>	<b>\$ 2,798,286</b>	<b>\$ 2,067,694</b>
<b>Debt Service Coverage %</b>	<b>139%</b>			<b>155%</b>	<b>140%</b>

11/1/2027 Interest                      \$ 1,736,109

**Sawyer's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Parking Garage Fees/Dev Contributions**

The District has entered into a Funding Agreement with the Developer to Fund all General Fund expenditures for the Fiscal Year.

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on platted parcels within the District in order to pay for the bond Principal and Interest during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenses - Administrative**

**District Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**District Attorney Fees**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services - South Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Postage and Delivery**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**General Liability and Public Officials Insurance**

Egis Insurance & Risk Advisors, who specializes in providing local governments with insurance coverage currently, holds the District's insurance policy. The District's coverage includes General Liability, Workers' Comp, Property, Plant and Automobile.

**Printing and Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general

**Other Current Charges**

Bank charges and any other miscellaneous expenses that incurred during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to FloridaCommerce for \$175. This is the only expense under this category for the District.

**Contingencies**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Sawyer's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenses - Parking Garage**

**Payroll**

**SG Property Manager LLC** administers Payroll and Benefits for Garage employees.

**Security**

District has contracted **Allied Universal Security Services** for patrolling the parking lot, common areas and loading dock. Current contract is for 504 hours per week:

			Weekly	Annual
Supervisor	40 Hours	\$36.11/per	\$ 1,444.40	\$ 75,108.80
Security Officers	464 Hours	25.00/hour	\$ 11,600.00	\$ 603,200.00
				\$ 678,308.80

**Parking Management**

**SG Property Manager LLC** oversees the daily management of the Parking Garage.

**Cleaning/Janitorial**

**SG Property Manager LLC** oversees the cleaning of the Parking Garage.

**Parking Sweeping**

The District has contracted with **SG Property Manager LLC** for monthly sweeping/blowing of the garage floor to remove dirt, debris and trash.

**Insurance**

The District contributes 33.26% of the total Insurance premiums that cover the Parking Garage for General Liability and property.

**Expenses - Debt Service**

**Non-Operating Revenues (Expenses)**

The District issued \$88,515,000 of Series 2021 Special Assessment Revenue Bonds. The following is the annual principal and interest expense due on these bonds for the next fiscal year:

Interest Expense - 11/1/26	1,769,297
Interest Expense - 05/01/27	1,769,297
Principal Expense - 05/01/27	1,770,000
Total	5,308,594

# Sawyer's Landing

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2021 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	\$ 88,515,000	3.250%	\$ -	\$ 800,524	\$ 800,524
05/01/22	88,515,000	3.250%	-	1,823,978	
11/01/22	88,515,000	3.250%	-	1,823,978	\$3,647,956
05/01/23	88,515,000	3.250%	-	1,823,978	
11/01/23	88,515,000	3.250%	-	1,823,978	\$3,647,956
05/01/24	88,515,000	3.250%	-	1,823,978	
11/01/24	88,515,000	3.250%	-	1,823,978	\$3,647,956
05/01/25	88,515,000	3.250%	1,655,000	1,823,978	
11/01/25	86,860,000	3.250%	-	1,797,084	\$5,276,063
05/01/26	86,860,000	3.250%	1,710,000	1,797,084	
11/01/26	85,150,000	3.250%	-	1,769,297	\$5,276,381
05/01/27	85,150,000	3.750%	1,770,000	1,769,297	
11/01/27	83,380,000	3.750%	-	1,736,109	\$5,275,406
05/01/28	83,380,000	3.750%	1,840,000	1,736,109	
11/01/28	81,540,000	3.750%	-	1,701,609	\$5,277,719
05/01/29	81,540,000	3.750%	1,910,000	1,701,609	
11/01/29	79,630,000	3.750%	-	1,665,797	\$5,277,406
05/01/30	79,630,000	3.750%	1,985,000	1,665,797	
11/01/30	77,645,000	3.750%	-	1,628,578	\$5,279,375
05/01/31	77,645,000	3.750%	2,060,000	1,628,578	
11/01/31	75,585,000	4.125%	-	1,589,953	\$5,278,531
05/01/32	75,585,000	4.125%	2,140,000	1,589,953	
11/01/32	73,445,000	4.125%	-	1,545,816	\$5,275,769
05/01/33	73,445,000	4.125%	2,230,000	1,545,816	
11/01/33	71,215,000	4.125%	-	1,499,822	\$5,275,638
05/01/34	71,215,000	4.125%	2,325,000	1,499,822	
11/01/34	68,890,000	4.125%	-	1,451,869	\$5,276,691
05/01/35	68,890,000	4.125%	2,425,000	1,451,869	
11/01/35	66,465,000	4.125%	-	1,401,853	\$5,278,722
05/01/36	66,465,000	4.125%	2,525,000	1,401,853	
11/01/36	63,940,000	4.125%	-	1,349,775	\$5,276,628
05/01/37	63,940,000	4.125%	2,630,000	1,349,775	
11/01/37	61,310,000	4.125%	-	1,295,531	\$5,275,306
05/01/38	61,310,000	4.125%	2,745,000	1,295,531	
11/01/38	58,565,000	4.125%	-	1,238,916	\$5,279,447
05/01/39	58,565,000	4.125%	2,860,000	1,238,916	
11/01/39	55,705,000	4.125%	-	1,179,928	\$5,278,844
05/01/40	55,705,000	4.125%	2,980,000	1,179,928	
11/01/40	52,725,000	4.125%	-	1,118,466	\$5,278,394
05/01/41	52,725,000	4.125%	3,105,000	1,118,466	
11/01/41	49,620,000	4.250%	-	1,054,425	\$5,277,891
05/01/42	49,620,000	4.250%	3,235,000	1,054,425	
11/01/42	46,385,000	4.250%	-	985,681	\$5,275,106
05/01/43	46,385,000	4.250%	3,380,000	985,681	
11/01/43	43,005,000	4.250%	-	913,856	\$5,279,538
05/01/44	43,005,000	4.250%	3,525,000	913,856	
11/01/44	39,480,000	4.250%	-	838,950	\$5,277,806
05/01/45	39,480,000	4.250%	3,680,000	838,950	
11/01/45	35,800,000	4.250%	-	760,750	\$5,279,700
05/01/46	35,800,000	4.250%	3,840,000	760,750	
11/01/46	31,960,000	4.250%	-	679,150	\$5,279,900
05/01/47	31,960,000	4.250%	4,005,000	679,150	
11/01/48	27,955,000	4.250%	-	594,044	\$5,278,194
05/01/48	27,955,000	4.250%	4,180,000	594,044	
11/01/48	23,775,000	4.250%	-	505,219	\$5,279,263
05/01/49	23,775,000	4.250%	4,360,000	505,219	
11/01/49	19,415,000	4.250%	-	412,569	\$5,277,788
05/01/50	19,415,000	4.250%	4,550,000	412,569	
11/01/50	14,865,000	4.250%	-	315,881	\$5,278,450
05/01/51	14,865,000	4.250%	4,745,000	315,881	
11/01/51	10,120,000	4.250%	-	215,050	\$5,275,931
05/01/52	10,120,000	4.250%	4,955,000	215,050	
11/01/52	5,165,000	4.250%	-	109,756	\$5,279,806
05/01/53	5,165,000	4.250%	5,165,000	109,756	\$5,274,756
<b>Total</b>			<b>\$ 88,515,000</b>	<b>\$ 76,279,839</b>	<b>\$ 164,794,839</b>

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT ADJUSTING THE TERMS OF OFFICE OF THE MEMBERS OF THE BOARD OF SUPERVISORS IN ACCORDANCE WITH SECTION 190.006(3)(a)2.c., FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Section 190.006(3)(a)2.c., Florida Statutes, requires that all elections of qualified electors of a community development district be held at a general election in November when the district reaches 250 qualified electors and has been in existence for 6 years and authorizes the District's Board of Supervisors ("Board") to adopt a resolution extending or reducing the terms of board members in order to implement this requirement; and

**WHEREAS**, the Sawyer's Landing Community Development District (the "District") was established by [Miami-Dade County Ordinance No. 21-2 on January 30, 2021](#) and the District has reached 250 qualified electors; and

**WHEREAS**, the District's Board members currently hold terms of office which expire in odd-numbered years; and

**WHEREAS**, in order to comply with Section 190.006(3)(a)2.c., Florida Statutes, since the District has met the statutory requirements for general election, it is necessary that the terms of Board members be extended, so that their terms expire in an even-numbered year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** Pursuant to Section 190.006(3)(a)2c, Florida Statutes, the Board hereby adjusts the terms of the members/Seats of the Board as follows:

(a) The terms of office of Board Seat #1 and Board Seat #5, which are currently scheduled to expire in November, 2029, are hereby extended so that said terms of office will expire in November, 2030.

(b) The terms of office of Board Seat #2, Board Seat #3, and Board Seat #4, which are currently scheduled to expire in November, 2027, are hereby extended so that said terms of office will expire in November, 2028.

**Section 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED, ADOPTED AND EFFECTIVE THIS \_\_\_\_\_ day of \_\_\_\_\_,  
2026**

**ATTEST:**

**SAWYER'S                      LANDING  
COMMUNITY      DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_  
Chair/Vice-Chair

**SUBCONTRACT AGREEMENT**  
Garage Operations – Block 55 / Sawyer’s Walk

This Subcontract Agreement (“Agreement”) is made and entered into as of 11/18/25, by and between SG Property Manager, LLC, a Florida limited liability company (“Manager”), and Cushman & Wakefield U.S., Inc., a Missouri corporation (“Subcontractor”).

**RECITALS**

**WHEREAS**, Manager serves as the manager of the parking garage (the “Garage”) for the mixed-use development known as Block 55 at Sawyer’s Walk, located at 249 NW 6th Street, Miami, Florida 33136 (the “Project”), pursuant to that certain Parking Garage Management Agreement between Manager and the Sawyer’s Landing Community Development District (the “District”), dated August 12, 2021, as amended by that certain First Amendment to Parking Garage Management Agreement, dated February 8, 2024 (collectively, the “District Agreement”); and

**WHEREAS**, Manager desires to subcontract to Subcontractor to coordinate and manage certain day-to-day operational and maintenance services for the Garage.

**NOW THEREFORE**, for and in consideration of the mutual promises and covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**1. Incorporation of Governing Agreements.**

The District Agreement is incorporated herein by reference and made a part of this Agreement. Subcontractor acknowledges that Manager’s obligations to the District under the District Agreement govern the scope and standard of performance, and that all services performed under this Agreement must enable Manager to fully comply with those obligations.

In the event of any conflict, the District Agreement shall control as to Garage operations. A copy of the District Agreement is attached hereto and incorporated as Exhibit A.

**2. Term**

This Agreement shall commence on November 15th, 2025 and continue for so long as the Manager remains engaged by the District under the District Agreement, unless earlier terminated pursuant to Section 9 below. Manager may terminate this Agreement at any time, with or without cause, upon ten (10) days’ written notice.

**3. Scope of Services**

Subcontractor shall, under the direction and oversight of Manager, coordinate the day-to-day operational, maintenance, and management functions for the Garage performed by independent contractors engaged by Manager or the District in accordance with the District Agreement.

#### **4. Compensation**

Subcontractor acknowledges and agrees that all compensation for Garage management services provided under this Agreement is included in the management fee payable to Subcontractor pursuant to the Property Management Agreement between Swerdlow Group, LLC (and / or its affiliated ownership entities) and Cushman & Wakefield US, Inc., dated July 3, 2025, as amended (the “Block 55 PMA”). No additional or separate fee shall be paid by Manager for Garage operations.

Subcontractor shall not incur or commit to any expenditure, contract, or obligation on behalf of Manager or the District without Manager’s prior written approval.

#### **5. Compliance with District Agreement**

Subcontractor shall comply with all operational, financial, maintenance, and reporting requirements imposed upon Manager under the District Agreement.

#### **6. Insurance**

Subcontractor shall, at its sole cost, maintain in full force and effect commercial general liability insurance with limits of \$1,000,000 per occurrence / \$2,000,000 aggregate, workers’ compensation as required by law, automobile liability coverage of \$1,000,000, and umbrella or excess liability of \$5,000,000 in the aggregate. All such policies shall include Manager and the Sawyer’s Landing CDD as additional insureds, provided however, such insurance shall be secondary, and excess of Manager’s liability insurance required to be maintained under the District Agreement. Manager shall also maintain any coverages required under the District Agreement, and shall include Subcontractor as an additional insured. Manager’s insurance shall be primary and non-contributory with respect to any insurance maintained by Subcontractor. Certificates of insurance evidencing the foregoing shall be delivered to Manager or Subcontractor, as applicable, upon request.

#### **7. Relationship of the Parties**

Subcontractor is an independent contractor and not an employee, partner, or agent of Manager or the District. All personnel engaged by Subcontractor shall remain under its supervision and control; however, Manager retains overall authority to approve Garage policies, procedures, and budgets

#### **8. Coordination with District**

Subcontractor shall cooperate with the District and its District Manager as reasonably necessary for coordination, reporting, and compliance. Subcontractor shall not communicate directly with the District regarding policy or budget matters without Manager's prior consent.

### **9. Termination**

This Agreement may be terminated: (i) without cause, by either party upon thirty (30) days' written notice; (ii) automatically, upon termination of the District Agreement; or (iii) for cause, by Manager upon ten (10) days' notice if Subcontractor fails to cure a material default.

**10. Indemnity by Manager.** Manager shall indemnify, defend, hold and save Subcontractor, its officers, directors, members, partners, shareholders, employees, agents, and the successors and assigns of each of them (each, a "**Subcontractor Indemnified Party**"), free and harmless from and against any and all claims, demands, causes of action, suits, liabilities, damages, losses, judgments, fines, costs and expenses of any kind or nature whatsoever (including reasonable attorneys' fees and costs) (collectively, "**Claims**"), which Subcontractor or any Subcontractor Indemnified Party may suffer or incur, in connection with or related to (i) the negligence, fraud or willful misconduct of Manager or any Manager Indemnified Party, (iii) the management, maintenance, operation, condition or use of the Garage, (iv) the performance or non-performance of any obligation of Subcontractor under this Agreement, or (v) the carrying out of any express or implied instructions of Manager.

**11. Indemnity by Subcontractor.** Subcontractor shall indemnify, defend, hold and save Manager, its officers, directors, members, partners, shareholders, employees and the successors and assigns of each of them (each, a "**Manager Indemnified Party**") free and harmless from and against any and all Claims which Manager or any Manager Indemnified Party may suffer or incur to the extent resulting from the gross negligence, fraud or willful misconduct of Subcontractor or a Subcontractor Indemnified Party in the performance of its duties and obligations under this Agreement. For avoidance of doubt, Subcontractor's indemnity obligations under this Section shall also run in favor of the District, and the District shall be deemed a Manager Indemnified Party solely for purposes of this indemnity.

**12. Limitation of Liability.** UNDER NO CIRCUMSTANCES SHALL EITHER MANAGER OR SUBCONTRACTOR BE LIABLE UNDER THIS AGREEMENT FOR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL, SPECIAL, PUNITIVE, EXEMPLARY OR ANY OTHER SIMILAR DAMAGES OR LOSS (INCLUDING DAMAGES FOR LOSS OF BUSINESS, USE, PRODUCTION, INCOME, LOSS OF PROFITS, CONTRACT SAVING OR FOR ANY FINANCING COSTS OR INCREASE IN OPERATING COSTS OR ANY OTHER FINANCIAL OR ECONOMIC LOSS OR THE LIKE), WHETHER BASED ON BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF SUCH PARTY OR ITS REPRESENTATIVES HAD BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. In addition to the foregoing, Subcontractor's total aggregate liability under this Agreement shall be limited to \$250,000. Such limitation shall not apply to indemnified Claims, breaches of confidentiality, or acts of gross negligence or willful misconduct. Manager's liability shall be similarly limited. These provisions shall survive expiration or termination.

### **13. Miscellaneous**

Assignment: Subcontractor may not assign this Agreement without Manager's prior written consent

Notices: All notices shall be in writing and deemed given when delivered personally or by overnight courier to the addresses stated on the signature page.

Venue: The Parties consent to exclusive jurisdiction and venue in the state and federal courts located in Miami-Dade County, Florida.

Counterparts: This agreement may be executed in counterparts and by electronic signature, each of which shall be deemed and original.

Governing Law: Florida.

Assignment: No assignment without Manager's written consent.

Entire Agreement: This document, together with the District Agreement, constitutes the full and complete understanding between the parties with respect to Garage management.

**[SIGNATURES TO FOLLOW]**

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the date written below.

**MANAGER**

SG Property Manager, LLC,  
a Florida limited liability company

By:  \_\_\_\_\_

Name: Michael Swerdlow

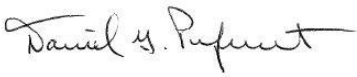
Title: Manager

Address: 2901 Florida Avenue, Suite 806, Miami, FL 33133

Date: November 18th, 2025

**SUBCONTRACTOR:**

Cushman & Wakefield U.S., Inc.

By:  \_\_\_\_\_

Name: Daniel G. Pufunt

Title: Executive Managing Director

Address: 225 NE Mizner Blvd, Suite 300, Boca Raton, FL 33432

November 19, 2025

**EXHIBIT A**

Parking Garage Management Agreement between SG Property Manager, LLC and the Sawyer's Landing Community Development District, dated August 12, 2021 (as amended)

LAW OFFICES  
**BILLING**  **COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOUFFE

February 3, 2026

VIA E-MAIL ONLY— [jduque@gmssf.com](mailto:jduque@gmssf.com)

Ms. Juliana Duque  
District Manager  
Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure  
Sawyer's Landing Community Development District  
Our File: 1081.20306**

Dear Juliana:

This firm's current fee structure has been in place since 2020. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

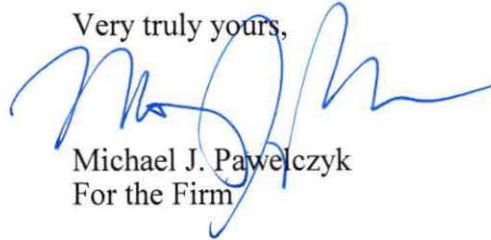
- Attorneys/Partners: \$325.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Juliana Duque  
February 3, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'MJP', is written over the typed name and title.

Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
Website [www.alvarezeng.com](http://www.alvarezeng.com)

January 2, 2026

Board of Supervisors  
Sawyer's Landing Community Development District  
Attn: District Manager Juliana Duque  
Governmental Management Services  
5385 N Nob Hill Road  
Sunrise, FL 33351

**Reference: Sawyer's Landing Community Development District  
Alvarez Engineers Personnel Billing Rates**

**Via: Email Only: [jduque@gmssf.com](mailto:jduque@gmssf.com)**


Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated May 12, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:  
  
91E21FBBCEDD4E0...  
Juan R. Alvarez, President  
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
 Tel (305) 640-1345  
 Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
 Website [www.alvarezeng.com](http://www.alvarezeng.com)

<b>Sawyer's Landing CDD</b>			
<b>Current 2021 Rates</b>		<b>Proposed 2026 Rates</b>	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
Engineer	\$ 130.00	Electrical Engineer	\$ 155.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	Engineer Intern	\$ 140.00
Engineering Technician	\$ 88.00	Senior Designer	\$ 120.00
Senior Administrative	\$ 86.00	CADD/Computer Technician	\$ 105.00
Administrative	\$ 52.00	Senior Engineering Technician	\$ 110.00
		Engineering Technician	\$ 100.00
		Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

<b>Staff Classification</b>	<b>Definition</b>
Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

# Sawyer's Landing

Community Development District

Funding Request #43

October 17, 2025

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b>		
	Inv# 194957 - General Counsel (Aug 25)	\$	500.00
	Inv# 195444 - General Counsel (Sep 25)	\$	810.00
<b>2</b>	<b>Egis Insurance Advisors</b>		
	Inv# 29225 - Insurance FY26	\$	6,163.00
<b>3</b>	<b>FedEx</b>		
	Inv# 9-704-45018	\$	2.45
	Inv# 8-977-45042	\$	24.74
<b>4</b>	<b>FloridaCommerce</b>		
	Inv# 93516 - Special District Fee FY26	\$	175.00
<b>5</b>	<b>GMS-SF, LLC</b>		
	Inv #57 - Management Fees & Expenses (Sep 25)	\$	2,923.07
	Inv #58 - Management Fees & Expenses (Oct 25)	\$	3,121.58
<b>6</b>	<b>Grau and Associates</b>		
	Inv# 27523 - Audit FY2024	\$	8,000.00
	<b>TOTAL</b>	<b>\$</b>	<b>21,719.84</b>

Please make check payable to:

**Sawyer's Landing Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

# Sawyer's Landing

Community Development District

Funding Request #44

December 10, 2025

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b>		
	Inv# 195981 - General Counsel (Oct 25)	\$	1,070.00
	Inv# 196386 - General Counsel (Nov 25)	\$	1,710.00
<b>2</b>	<b>GMS-SF, LLC</b>		
	Inv #60 - Management Fees & Expenses (Nov 25)	\$	3,120.84
	Inv #61 - Management Fees & Expenses (Dec 25)	\$	3,158.96
<b>3</b>	<b>US Bank</b>		
	Inv# 7871652 - Trustee Fees Series 2021	\$	4,579.38
	<b>TOTAL</b>	<b>\$</b>	<b><i>13,639.18</i></b>

Please make check payable to:

**Sawyer's Landing Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

# Sawyer's Landing

Community Development District

Funding Request #45

March 12, 2026

<b>PAYEE</b>		<b>GENERAL FUND</b>	
<b>1</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b>		
	Inv# 196809 - General Counsel (Dec 25)	\$	500.00
	Inv# 197152 - General Counsel (Jan 26)	\$	500.00
	Inv# 197525 - General Counsel (Feb 26)	\$	500.00
<b>2</b>	<b>GMS-SF, LLC</b>		
	Inv #62 - Management Fees & Expenses (Jan 26)	\$	3,120.84
	Inv #63 - Management Fees & Expenses (Feb 26)	\$	3,123.06
	Inv #64 - Management Fees & Expenses (Mar 26)	\$	3,120.84
<b>3</b>	<b>McClatchy Media</b>		
	Inv# 84401 - Legal Ads	\$	841.17
	Inv# 95541 - Legal Ads	\$	309.97
	<b>TOTAL</b>	<b>\$</b>	<b><i>12,015.88</i></b>

Please make check payable to:

**Sawyer's Landing Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

# Sawyer's Landing

Community Development District

Funding Request #46

April 24, 2026

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>Alvarez Engineering</b> Inv# 9050 - Engineering Services (Feb 26)	\$	52.50
<b>2</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b> Inv# 198102 - General Counsel (Mar 26)	\$	930.00
<b>3</b>	<b>GMS-SF, LLC</b> Inv #65 - Management Fees & Expenses (Apr 26)	\$	3,120.84
<b>4</b>	<b>Grau and Associates</b> Inv# 29145 - Audit FYE 9/30/25	\$	1,500.00
	<b>TOTAL</b>	<b>\$</b>	<b>5,603.34</b>

Please make check payable to:

**Sawyer's Landing Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

***Sawyer's Landing***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



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5	<hr/>	Assessment Receipt Schedule

**Sawyer's Landing**  
**Community Development District**  
**Statement of Net Position**  
**March 31, 2026**

*Enterprise  
Fund*

**Assets**

**Current Assets:**

Cash			
Operating Account		\$	23,666
Parking Garage			16,051
Due From Developer			504,643

**Noncurrent Assets:**

Restricted Assets:

Investments

Series 2022

Reserve			5,279,900
Interest			77
Revenue			6,171,367
Acq & Construction			1,708,029

Capital Assets:

Construction in Progress			70,106,140
Cost of Issuance			1,312,166

<b>Total Assets</b>	<b>\$</b>	<b>85,122,039</b>
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**Liabilities**

**Current Liabilities:**

Accounts Payable		\$	25,550
Accrued Interest Payable			1,497,570

**Noncurrent Liabilities:**

Bonds Payable			88,515,000
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<b>Total Liabilities</b>	<b>\$</b>	<b>90,038,121</b>
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**Net Position**

Net investment in capital assets		\$	(17,096,694)
Restricted			11,661,802
Unrestricted			518,810

<b>Total Net Position</b>	<b>\$</b>	<b>(4,916,082)</b>
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<b>Total Liabilities &amp; Net Position</b>	<b>\$</b>	<b>85,122,039</b>
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**Sawyer's Landing**  
Community Development District  
Enterprise Fund

Statement of Revenues, Expenses, and Changes in Net Position  
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Operating Revenues</b>				
<b>Charges for Services:</b>				
Developer Contributions	113,725	56,863	-	(56,863)
Parking Revenue	1,160,000	-	262,612	262,612
Interest Income	-	-	405	405
<b>Total Operating Revenues</b>	<b>\$ 1,273,725</b>	<b>\$ 56,863</b>	<b>\$ 263,017</b>	<b>\$ 206,154</b>
<b>General &amp; Administrative:</b>				
Engineering	\$ 8,000	\$ 4,000	\$ 53	\$ 3,948
Attorney	35,000	17,500	4,710	12,790
Annual Audit	12,500	6,250	-	6,250
Arbitrage Rebate	600	300	-	300
Dissemination Agent	2,675	1,338	1,338	(0)
Trustee Fees	6,000	6,000	4,579	1,421
Management Fees	32,100	16,050	16,050	-
Information Technology	1,070	535	535	(0)
Website Maintenance	1,605	803	803	-
Postage & Delivery	750	375	10	365
Insurance General Liability	10,000	10,000	6,163	3,837
Printing & Binding	500	250	31	219
Legal Advertising	2,500	1,250	1,151	99
Other Current Charges	250	125	-	125
Office Supplies	-	-	10	(10)
Dues, Licenses & Subscriptions	175	88	175	(88)
<b>Total General &amp; Administrative</b>	<b>\$ 113,725</b>	<b>\$ 64,863</b>	<b>\$ 35,607</b>	<b>\$ 29,256</b>
<b>Parking Garage Operations &amp; Maintenance</b>				
Payroll	\$ 105,000	\$ 52,500	\$ 54,358	\$ (1,858)
Utilities/Phone	200	100	508	(408)
Security	680,000	340,000	-	340,000
Parking Management	170,724	85,362	16,169	69,193
Cleaning/Janitorial	162,000	81,000	-	81,000
Parking Deck Lighting	37,320	18,660	-	18,660
Parking Lot Sweeping	17,040	8,520	-	8,520
Repairs & Maintenance	39,600	19,800	-	19,800
Elevator Maintenance	42,000	21,000	-	21,000
Landscape Maintenance	6,000	3,000	-	3,000
Irrigation	2,520	1,260	-	1,260
Insurance	615,000	307,500	12,319	295,181
Contingency	50,000	25,000	9,472	15,528
<b>Subtotal Parking Garage Operations &amp; Maintenance</b>	<b>\$ 1,927,404</b>	<b>\$ 963,702</b>	<b>\$ 92,826</b>	<b>\$ 870,876</b>
<b>Total Operating Expenses</b>	<b>\$ 2,041,129</b>	<b>\$ 1,028,565</b>	<b>\$ 128,433</b>	<b>\$ 900,132</b>
<b>Operating Income</b>	<b>\$ (767,404)</b>	<b>\$ (971,702)</b>	<b>\$ 134,584</b>	<b>\$ 1,106,286</b>
<b>Debt Service</b>				
Special Assessments - Debt Service	\$ 5,202,956	\$ 5,202,956	\$ 5,309,952	106,997
Interest Income	\$ 150,000	\$ 75,000	\$ 141,747	\$ 66,747
Interest Expense	(3,594,169)	(1,797,085)	(1,797,084)	\$ 0
Principal Expense	(1,710,000)	-	-	-
<b>Subtotal Debt Service</b>	<b>\$ 48,787</b>	<b>\$ 3,480,871</b>	<b>\$ 3,654,615</b>	<b>\$ 173,744</b>
<b>Change in Net Position</b>	<b>\$ (718,618)</b>	<b>\$ 2,509,169</b>	<b>\$ 3,789,199</b>	<b>\$ 1,280,030</b>
<b>Total Net Position - Beginning</b>	<b>\$ 2,713,262</b>		<b>\$ (8,705,281)</b>	
<b>Total Net Position - Ending</b>	<b>\$ 1,994,645</b>		<b>\$ (4,916,082)</b>	

**Sawyer's Landing**  
Community Development District  
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>														
Developer Contributions	113,725	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Revenue	1,160,000	44,588	41,604	40,362	45,679	44,643	45,735	-	-	-	-	-	-	262,612
Interest Income	-	76	69	71	66	59	65	-	-	-	-	-	-	405
<b>Total Revenues</b>	<b>\$ 1,273,725</b>	<b>\$ 44,664</b>	<b>\$ 41,673</b>	<b>\$ 40,432</b>	<b>\$ 45,745</b>	<b>\$ 44,702</b>	<b>\$ 45,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 263,017</b>
<b>Expenditures:</b>														
<b>General &amp; Administrative:</b>														
Engineering	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53
Attorney	35,000	1,070	1,710	500	500	930	-	-	-	-	-	-	-	4,710
Annual Audit	12,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	2,675	223	223	223	223	223	223	-	-	-	-	-	-	1,338
Trustee Fees	6,000	4,579	-	-	-	-	-	-	-	-	-	-	-	4,579
Management Fees	32,100	2,675	2,675	2,675	2,675	2,675	2,675	-	-	-	-	-	-	16,050
Information Technology	1,070	89	89	89	89	89	89	-	-	-	-	-	-	535
Website Maintenance	1,605	134	134	134	134	134	134	-	-	-	-	-	-	803
Postage & Delivery	750	3	2	2	-	-	2	-	-	-	-	-	-	10
Insurance General Liability	10,000	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	500	-	31	-	-	-	-	-	-	-	-	-	-	31
Legal Advertising	2,500	-	-	-	-	-	1,151	-	-	-	-	-	-	1,151
Other Current Charges	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	5	5	-	-	-	-	-	-	-	-	-	-	10
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 113,725</b>	<b>\$ 15,116</b>	<b>\$ 4,869</b>	<b>\$ 3,623</b>	<b>\$ 3,621</b>	<b>\$ 4,103</b>	<b>\$ 4,274</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,607</b>
<b>Parking Garage Operations &amp; Maintenance</b>														
Payroll	105,000	8,773	8,773	9,436	9,177	9,100	9,100	-	-	-	-	-	-	54,358
Utilities/Phone	200	87	87	87	82	82	82	-	-	-	-	-	-	508
Security	680,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Management	170,724	2,655	2,655	2,655	2,735	2,735	2,735	-	-	-	-	-	-	16,169
Cleaning/Janitorial	162,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Deck Lighting	37,320	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Lot Sweeping	17,040	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	39,600	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator Maintenance	42,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation	2,520	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	615,000	2,025	2,025	2,025	2,081	2,081	2,081	-	-	-	-	-	-	12,319
Contingency	50,000	3,117	1,096	1,201	1,349	1,214	1,493	-	-	-	-	-	-	9,472
<b>Subtotal Parking Garage Operations &amp; Maintenanar</b>	<b>\$ 1,927,404</b>	<b>\$ 16,658</b>	<b>\$ 14,637</b>	<b>\$ 15,405</b>	<b>\$ 15,424</b>	<b>\$ 15,212</b>	<b>\$ 15,491</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,826</b>
<b>Total Operating Expenses</b>	<b>\$ 2,041,129</b>	<b>\$ 31,774</b>	<b>\$ 19,506</b>	<b>\$ 19,028</b>	<b>\$ 19,044</b>	<b>\$ 19,315</b>	<b>\$ 19,765</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 128,433</b>
<b>Operating Income</b>	<b>\$ (767,404)</b>	<b>\$ 12,890</b>	<b>\$ 22,167</b>	<b>\$ 21,405</b>	<b>\$ 26,701</b>	<b>\$ 25,387</b>	<b>\$ 26,035</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,584</b>
<b>Debt Service</b>														
Interest Income	\$ 150,000	\$ 28,867	\$ 29,090	\$ 22,282	\$ 21,584	\$ 21,015	\$ 18,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	141,747
Special Assessments - Debt Service	\$ 5,202,956	-	-	3,076,917	2,233,036	-	-	-	-	-	-	-	-	5,309,952
Interest Expense	(3,594,169)	(299,514)	(299,514)	(299,514)	(299,514)	(299,514)	(299,514)	-	-	-	-	-	-	(1,797,084)
Principal Expense	(1,710,000)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Debt Service</b>	<b>\$ 48,787</b>	<b>\$ (270,648)</b>	<b>\$ (270,424)</b>	<b>\$ 2,799,684</b>	<b>\$ 1,955,106</b>	<b>\$ (278,499)</b>	<b>\$ (280,604)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,654,615</b>
<b>Change in Net Position</b>	<b>\$ (718,618)</b>	<b>\$ (257,758)</b>	<b>\$ (248,257)</b>	<b>\$ 2,821,089</b>	<b>\$ 1,981,807</b>	<b>\$ (253,112)</b>	<b>\$ (254,569)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,789,199</b>

**Sawyer's Landing**  
**Community Development District**  
**Long Term Debt Report**

**Series 2021, Special Assessment Bonds**

Original Amount:	8/12/2021	\$88,515,000	
Term 1:		\$3,365,000	
Interest Rate:		3.25%	
Maturity Date:		5/1/2026	
Term 2:		\$9,565,000	
Interest Rate:		3.75%	
Maturity Date:		5/1/2031	
Term 3:		\$25,965,000	
Interest Rate:		4.125%	
Maturity Date:		5/1/2041	
Term 4:		\$49,620,000	
Interest Rate:		4.250%	
Maturity Date:		5/1/2053	
Reserve Fund Definition			(i) Max Annual Debt Service for Bonds Outstanding (ii) 125% of Average Debt Service for Bonds Outstanding (iii) 10% of Original proceeds
Reserve Fund Requirement		\$5,279,900	
Reserve Fund Balance		\$5,279,900	
Bonds Outstanding			\$88,515,000
Less: Principal Payment - 5/1/24			\$0
Less: Principal Payment - 5/1/25			(\$1,655,000)
<b>Current Bonds Outstanding</b>			<b>\$86,860,000</b>

**Sawyer's Landing**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Miami Dade County**  
**Fiscal Year 2026**

Gross Assessments \$ 5,553,750.53 \$ 5,553,750.53  
 Net Assessments \$ 5,276,063.00 \$ 5,276,063.00

**ON ROLL ASSESSMENTS**

allocation in % 100.00% 100.00%

<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>2021 Debt Service</i>	<i>Total</i>
12/05/26	\$ 3,237,496.33	128,204.87	32,374.95		3,076,916.51	3,076,916.51	3,076,916.51
01/09/26	2,320,293.15	68,912.71	23,202.94		2,228,177.50	2,228,177.50	2,228,177.50
01/26/26				4,858.44	4,858.44	4,858.44	4,858.44
					-	-	-
					-	-	-
<b>TOTAL</b>	<b>\$ 5,557,789.48</b>	<b>\$ 197,117.58</b>	<b>\$ 55,577.89</b>	<b>\$ 4,858.44</b>	<b>\$ 5,309,952.45</b>	<b>\$ 5,309,952.45</b>	<b>\$ 5,309,952.45</b>

<b>100.64%</b>	<b>Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>