



Sawyer's Landing Community Development District

www.sawyerslandingcdd.com

Sidney Atzmon – Chairman

Richard Swerdlow – Vice Chairman

Scott Osman – Assistant Secretary

Alben Duffie – Assistant Secretary

Gabriel Lutzky – Assistant Secretary

July 15, 2026

Sawyer's Landing

Community Development District

Special Meeting Agenda

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

Wednesday
July 15, 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#

1. Oath of Office for Mr. Alben Duffie – **Page 4**
2. Roll Call
3. Approval of Minutes of the May 13, 2026 Meeting – **Page 5**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 14**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-05** Adopting the Final Budget – **Page 20**
 - D. Consideration of Developer's Funding Agreement – **Page 21**
 - E. Motion to Close the Public Hearing
5. **Appointment of Audit Selection Committee – Page 27**
Audit Selection Committee Meeting:
 - A. Opening Audit Selection Committee Meeting**
 - B. Roll Call**
 - C. Selection of Criteria for Evaluation**
 - D. Authorizing of RFP**
 - E. Adjournment**
6. Ratification of First Amendment to Engineering Agreement with Alvarez Engineer's, Inc. – **Page 31**
7. Staff Reports
 - A. Attorney – Memorandum – 2026 Legislative Update – **Page 40**
 - B. Engineer – District Engineer's Report for Fiscal Year 2026-2027 – **Page 46**
 - C. Field Manager
 - D. Manager

- 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 51**
- 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 52**
- 3) Reminder to Complete Annual Ethics Training by December 31, 2026
- 4) Number of Registered Voters in the District – **267 – Page 53**
- 5) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 54**
- 6) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – **Page 59**
8. Financial Reports
 - A. Approval of Funding Request **#47 – Page 64**
 - B. Approval of Unaudited Financials – Page 65**
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, May 13, 2026, at 10:00 a.m. at 2901 Florida Avenue, Miami, FL.

Present and constituting a quorum were:

Sidney Atzmon
Richard Swerdlow
Gabriel Lutzky
Scott Osman

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Ginger Wald
Mr. Michael

District Manager
District Counsel (by phone)
Resident (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Alben Duffie

Ms. Duque: Now we will move to the oath of office for Alben Duffie. I would like to remind the Board that Mr. Duffie was elected to Seat 2 at the prior landowners' meeting, and we have not yet been able to administer his oath of office, so this item remains pending.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Organizational Matters

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

Ms. Duque: Let's move forward to organizational matters, and the first item is consideration of appointment of Supervisor to the unexpired term of office for seat #4, and once again, are there any nominations from the Board at this moment for this seat?

Mr. Swerdlow: Yes, I'd to nominate Scott Osman.

Mr. Atzmon: Yes, I'll second that nomination.

Ms. Duque: Ok, so I have a motion that was made by Richard, and was seconded by Sid to nominate Scott Osman to this open seat.

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.

B. Oath of Office for Newly Appointed Supervisors

Ms. Duque: So, Scott, I'm going to read the oath of office. Please state your name after I say the word "I," and at the end you will respond, "I do."

Mr. Osman: Scott Osman.

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. Osman: I do.

Ms. Duque: Thank you so much, and welcome to the Board, Scott. Ginger, our District Attorney, and I will provide you with additional information about your role and certain guidelines we'll need you to follow, which we can review with you after the meeting.

C. Election of Officer(s)

Ms. Duque: Now, would the Board like to maintain the existing slate of officers, or would you prefer to make any changes? Currently, we have Sid Atzmon serving as Chair and Richard Swerdlow as Vice Chair, with Alben Duffie and Gabriel Lutzky as Assistant Secretaries. We can also add Scott Osman as an Assistant Secretary. In addition, from my office you have Patti Powers as Treasurer, Sharyn Henning as

Assistant Treasurer, and Paul Winkeljohn as Secretary, and I also serve as an Assistant Secretary.

Mr. Swerdlow: What do you recommend?

Ms. Duque: It's at the Board's discretion, but you may keep the existing slate of officers and simply add Scott as an Assistant Secretary.

Mr. Atzmon: Would someone else rather be chairman?

Ms. Duque: Remember, the Chair's primary role is to execute documents following the meeting, and all Supervisors share the same responsibilities.

Mr. Atzmon: Alright, let's just leave it the way it is and let's add Scott as an assistant secretary.

Ms. Duque: Ok, perfect.

On MOTION by Mr. Atzmon seconded by Mr. Swerdlow with all in favor, Election of officers, keeping the existing slate of officers the same and adding Scott Osman as an assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 12, 2025 Meeting

Ms. Duque: The next item is the approval of the minutes of the November 12, 2025 meeting which begins on page 5 of your agenda. Are there any additions, corrections or deletions to the minutes? If there is 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 November 12, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Duque: Let's move on to consideration of Resolution 2026-03, approving the proposed Fiscal Year 2027 budget and setting the public hearing. This resolution approves the District's proposed budget, authorizes us to transmit it to the appropriate local government, and directs us to advertise the public hearing for final adoption. No

assessments are being levied today; this action simply approves the proposed budget and sets the hearing date. The resolution and the District's proposed budget are included on pages 18 through 32 of your agenda package. The budget is funded primarily by parking revenues, developer contributions for administrative costs, and the existing balance carried forward. Administrative expenses are fully covered by the developer, while garage revenues fund operations and the 2021 Bond debt service. The attached amortization schedule reflects the 2024 principal and interest payment, with approximately \$5.3 million budgeted to maintain coverage for those obligations. Compared to Fiscal Year 2026, this proposed budget keeps revenues flat, with no changes and no overall increase in the unit assessment. At this time, we also need to establish the date for the public hearing on the final budget.

Mr. Swerdlow: So you need a motion.

Ms. Duque: That is correct; we need a motion to approve the proposed budget. There are no changes to the per-unit amount, but we must approve the proposed fiscal year budget and schedule a public hearing at least 60 days from today. I also need to confirm the Board's availability for the next meeting. The earliest possible meeting date would be July 8, but that does not meet the 60-day requirement, so the August 12 meeting is a potential date for budget adoption, at the Board's discretion.

Mr. Atzmon: Well, I'm not going to be available, I'm going to be out of state.

Ms. Duque: Ok, we need three of the Board members present.

Mr. Lutzky: I think I'm out as well.

Ms. Duque: Ok, we can also, let me see.

Mr. Atzmon: Is there a way to wait until after Labor Day, or is that too late?

Ms. Duque: When is Labor Day?

Mr. Atzmon: I think it's like September 7th or something like that.

Ms. Duque: No, I think that would be very close, but we can schedule a meeting in July and advertise a special meeting if the Board agrees. What about July 15?

Mr. Lutzky: That works for me.

Mr. Atzmon: Well, if everybody else is ok, it's fine with me, but I'm not going to be available.

Ms. Duque: Ok, and Ginger are you available on July 15th?

Ms. Wald: Is that going to give you enough time for the advertisement?

Ms. Duque: Yes, we need at least 60 days from today, and since there are no changes to the budget, we are not required to send any letters

Mr. Atzmon: Actually that would be more than 60 days.

Ms. Duque: Yes, correct, and it can't be less than 60 days from today.

Mr. Atzmon: Alright, and it can't be more than how long?

Ms. Duque: It could be later, but September 15 is the deadline, so we don't want to risk getting too close to that date.

Mr. Atzmon: I see because Labor Day is the 7th, and we're back on Labor Day.

Ms. Duque: And in case we do not have a quorum or something unexpected occurs.

Ms. Wald: Or we have a hurricane, I've had this before in the past where we waiting until September and then we had a hurricane and then it was just a nightmare.

Mr. Atzmon: Ok, alright.

Ms. Wald: So, I am available the 15th in the morning.

Ms. Duque: Ok, so you're available in the morning?

Ms. Wald: Yes.

Ms. Duque: Ok, so I'm also available in the morning, we can do it at the same time, 10:00 a.m. if the Board agrees.

Ms. Wald: Ok.

Ms. Duque: Perfect, so then I will need a motion from the Board to approve resolution #2026-03 approving the proposed fiscal year 2027 budget and setting the public hearing for July 15th at 10:00 a.m. in the morning, at the offices of Swerdlow Group office, 2901 Florida Avenue, Miami, Florida 33133.

On MOTION by Mr. Atzmon seconded by Mr. Lutzky with all in favor, Resolution #2026-03 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 15, 2026 at 10:00 a.m. at 2901 Florida Avenue, Miami, Florida was approved.

Mr. Atzmon: Just so you know, it's unlikely I'll be there, but I can join via ZOOM.

Ms. Duque: Yes, of course, Sid; we just need at least three Board members present in order to have a quorum.

B. Resolution #2026-04 Adjusting Terms of Office for Members of the Board of Supervisors

Ms. Duque: Ok, let's move on to Resolution 2026-04. This resolution adjusts the terms of office for the Board of Supervisors, as required by Florida Statute, to align Supervisor elections with the general election cycle in even-numbered years. Under this resolution, the current terms are extended so that they expire in either November 2028 or November 2030, as specified in the document. I will now request a motion from the Board to adopt Resolution 2026-04 adjusting the terms of office.

On MOTION by Mr. Atzman seconded by Mr. Swerdlow with all in favor, Resolution #2026-04 adjusting terms of office for members of the Board of Supervisors was approved.

SIXTH ORDER OF BUSINESS

Ratification of Subcontract Agreement by and Between SG Property Manager, LLC and Cushman & Wakefield U.S., Inc.

Ms. Duque: Let's move forward to the next item which is ratification of subcontract agreement by and between SG Property Manager, LLC and Cushman & Wakefield U.S. So, this subcontract agreement allows Cushman & Wakefield under SG's umbrella to coordinate the day-to-day operations of the parking garage under the existing parking garage agreement with the District. This has already been approved, we just need to ratify it, so that it is part of the records of today's meeting, a motion to ratify will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Atzman with all in favor, ratifying the subcontract agreement by and between SG Property Manager, LLC and Cushman & Wakefield U.S., Inc. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel

Ms. Duque: So, let's move on to the staff reports, beginning with the Attorney's report, which includes consideration of a requested adjustment to the District Counsel fee structure. District Counsel is requesting an update to the hourly billing rate effective October 1, 2026, with a periodic CPI-based adjustment thereafter. This request is consistent with the firm's engagement letter and has already been incorporated into the proposed Fiscal Year 2027 budget. I'm not sure if the Board has any questions, or if Ginger would like to provide any additional information.

Mr. Atzmon: No questions.

Ms. Wald: None.

Ms. Duque: So not hearing any, a motion will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer – Engineers Personnel Billing Rates

Ms. Duque: Under the engineer, we have the engineers personnel billing rates as well, the engineer report starts on page 34 and the District engineer is also requesting updated hourly rates and staff classifications for 2026 and has indicated that with that adjustment the engineering expenditures are not expected to exceed the adopted fiscal year 2026 engineering budget, and it's also part of the fiscal year 2027 budget, a motion will take place unless there are any questions.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, accepting the Engineers personnel billing rates was approved.

C. Field Manager

Ms. Duque: Let's move forward to the field manager, so we have this item on our agenda so that SG has the availability to provide any updates regarding the parking

garage if necessary. It's my understanding there is nothing to be presented at this moment.

D. Manager

Ms. Duque: Let's move on to the Manager's Report. I would like to remind each Board member that you are required to file your annual Form 1, Financial Disclosure, with the Supervisor of Elections by July 1. I will follow up by email with the appropriate link; please note this filing is now completed electronically. I would also like to remind the Board to complete your annual ethics training by December 31, 2026, and I will resend that information via email after the meeting as well.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Funding Requests #43, #44, #45, & #46

B. Approval of Unaudited Financials

Ms. Duque: The next item is financial reports, approval of funding requests #43, #44, #45 and #46 which start on pages 36 and the approval of the unaudited financials on page 40. Unless there are any questions, a motion to approve the financial reports will take place.

On MOTION by Mr. Swerdlow seconded by Mr. Atzmon with all in favor, Funding Requests #43, #44, #45 & #46 and the Unaudited Financials were approved.
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NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Ms. Wald: I actually have one thing to Juliana, for some reason I thought it made it to the agenda but, it didn't. So you just approved resolution #2026-04, which extended the terms of the Supervisors for the one year, but the one thing that should have been reported, and my apologies I should have stepped in but, I started talking and I was still on mute, is that the announcement for the CDD that we have reached and I'm pulling it up on my email right now. Jennifer sent it to me, I'm trying to find it, here we go, from the Supervisor of Elections to GMS, we recently reviewed the registered voters within the Community Development District of Sawyer's Landing, and

it has reached the threshold of 267 eligible electors. So for the announcement for the record, and to put within the minutes, Sawyer's Landing CDD as of April 30th, 260 eligible electors, and what does that mean, that means that we now will be proceeding forward with the regular election for the next two seats that are going to be up for election which I believe are in 2028.

Ms. Duque: That is correct, yes.

Ms. Wald: So those two seats that are up for election in 2028 will be on the general election ballot and the requirement is that they have to be a registered voter within Miami-Dade County and reside within Sawyer's Landing CDD, so we're good to go, we just needed to announce that for the record, thank you.

Ms. Duque: Thank you, Ginger, I appreciate it. Not hearing any other comments, do I have any audience comments? Michael, do you have any comments? Not hearing any, there is no audience present today, for any audience comments.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

Sawyer's Landing
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Series 2021 Amortization Schedule</u>

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Parking Revenue	1,160,000	351,729	227,664	579,393	1,160,000
Developer Contributions - Operations	113,725	-	80,544	80,544	118,347
Interest Income	-	2,125	200	2,325	-
Carry Forward	2,713,262	2,545,151	-	2,545,151	2,861,486
TOTAL REVENUES	\$ 3,986,987	\$ 2,547,276	\$ 80,744	\$ 3,207,412	\$ 4,139,833
<u>EXPENSES</u>					
<u>Administrative:</u>					
Engineer Fees	\$ 8,000	\$ 53	\$ 3,500	\$ 3,553	\$ 8,000
Attorney	35,000	7,015	3,508	10,523	35,000
Annual Audit	12,500	14,500	-	14,500	15,000
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,675	1,783	892	2,675	2,862
Trustee Fees	6,000	4,579	-	4,579	6,000
Management Fees	32,100	21,400	10,700	32,100	34,347
Information Technology	1,070	713	357	1,070	1,145
Website Administration	1,605	1,070	535	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
TOTAL ADMINISTRATIVE	\$ 113,725	\$ 58,653	\$ 21,891	\$ 80,544	\$ 118,347
<u>Parking Garage</u>					
Payroll	\$ 105,000	\$ 70,635	\$ 34,800	\$ 105,435	\$ 110,250
Cell Phone	200	641	400	1,041	2,500
Security	680,000	-	250,000	250,000	680,000
Parking Management	170,724	21,638	10,939	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	16,481	8,325	24,806	615,000
Contingency	50,000	11,994	25,000	36,994	50,000
TOTAL PARKING GARAGE	\$ 1,927,404	\$ 121,389	\$ 458,004	\$ 579,393	\$ 1,934,954
TOTAL EXPENSES	\$ 2,041,129	\$ 180,042	\$ 479,894	\$ 659,936	\$ 2,053,301
OPERATING INCOME	\$ 1,945,858	\$ 2,367,234	\$ (399,151)	\$ 2,547,476	\$ 2,086,532
<u>Debt Service</u>					
Special Assessments - Debt Service	\$ 5,202,956	\$ 5,309,952	\$ -	\$ 5,309,952	\$ 5,202,956
Interest Income	150,000	203,227	105,000	308,227	150,000
Principal Expense	(1,710,000)	(1,710,000)	-	(1,710,000)	(1,770,000)
Interest Expense	(3,594,169)	(2,396,112)	(1,198,057)	(3,594,169)	(3,538,594)
Total Debt Service	\$ 48,787	\$ 1,407,067	\$ (1,093,057)	\$ 314,010	\$ 44,362
EXCESS REVENUES (EXPENSES)	\$ 1,994,645	\$ 3,774,301	\$ (1,492,207)	\$ 2,861,486	\$ 2,130,894
Debt Service Coverage %	139%			157%	141%

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
Total			\$ 88,515,000	\$ 76,279,839	\$ 164,794,839

RESOLUTION 2026-05

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for [Fiscal Year 2027](#); and

WHEREAS, a public hearing has been held on [this 15th day of July 2026](#) at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

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

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the [2027 Fiscal Year](#).

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this [15th day of July, 2026](#)

Chairman / Vice Chairman

Secretary / Assistant Secretary

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this **15th day of July 2026** by and between:

SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Miami, **Miami-Dade County, Florida**, and whose mailing address is **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District"); and

BLOCK 55 OWNER, LLC., a Florida Corporation, the primary developer of lands within the boundaries of the District, whose address is **2901 Florida Ave., Coconut Grove, Florida 33133**, and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer owns or controls the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its delivering certain community development services, facilities, and improvements to serve the District, including without limitation **Sawyer's Walk, parking facilities, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to funding the operations and maintenance of the District as called for in the budget approved by the Board of Supervisors ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time for the fiscal year that it covers; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developer agrees to make available to the District the moneys necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

3. Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the fiscal year covered by the Budget (through September 30, 2027) or as set forth in the Budget for Fiscal Year 2027, as such Budget may be amended from time to time.

4. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

5. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

6. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on any property owned by the Developer within the boundaries of the District.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

12. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns.

13. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

14. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

Attest:

**SAWYER'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government organized under and
pursuant to Chapter 190, Florida Statutes

Secretary / Assistant Secretary

By: _____
Chair/Vice-Chair

_____ day of _____.

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by _____, as Chair/Vice-Chair of the Board of Supervisors of the **SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known to me and/or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by _____, as Secretary/Assistant Secretary of the **SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government. He or she is personally known to me or has produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

BLOCK 55 OWNER, LLC, a Florida
limited liability company,
By: SG Manager, LLC, a Florida
limited liability company, Its
Manager

Witnesses:

Print Name

By: _____

Print Name: _____

Title: _____

_____ day of _____

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this ____ day of _____, 2026, by
_____, as _____ of BLOCK 55 OWNER, LLC, a Florida
limited liability company, registered to do business in the State of Florida, who is
personally known to me or who produced _____ as identification, on
behalf of the company.

[SEAL]

Notary Public
Commission Expires: _____

Exhibit "A" - Budget

**Sawyer's Landing Community Development District
Request for Proposals for Annual Audit Services**

The Sawyer's Landing Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Miami-Dade County and is approximately 3.42 acres in area. The District currently has an operating budget of approximately \$2,041,129.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must provide (1) electronic copy emailed to RFP@GMSSE.COM and one (1) hardcopy of their proposal to Sawyer's Landing Community Development District, Attn: District Manager, 5385 N Nob Hill Road, Sunrise, Florida 33351, Telephone (954) 721-8681, in an envelope marked on the outside "Auditing Services, Sawyer's Landing Community Development District." Proposals must be received by 11:00 am. On August 31, 2026, at the offices listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954) 721-8681.

Patti Powers
Treasurer

**SAWYER’S LANDING COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026
Miami-Dade County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than 11:00 am, August 31, 2026, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

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

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

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

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) hardcopy and (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein. Hardcopy shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Sawyer’s Landing Community Development District” on the face of it. Electronic copy shall be emailed to RFP@gmssf.com

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

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

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

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

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

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

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

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

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

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

NG COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

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

2. Proposer's Experience. (20 Points)

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

3. *Understanding of Scope of Work.* (20 Points)

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

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

FIRST AMENDMENT TO ENGINEERING AGREEMENT

THIS FIRST AMENDMENT TO ENGINEERING AGREEMENT (“First Amendment”), dated the 2nd day of June, 2026, is by and between:

SAWYER’S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Miami, Miami-Dade County, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”); and

ALVAREZ ENGINEERS, INC., a Florida corporation, whose principal and mailing address is 8935 NW 35th Lane, Suite 101, Doral, Florida 33172 (the “Engineer”).

WITNESSETH:

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District and the Engineer entered into an Agreement dated May 12, 2021 (the “Agreement”), pursuant to which the Engineer was engaged to serve as District Engineer and provide professional engineering services to the District; and

WHEREAS, the District and the Engineer desire to amend the Agreement to provide for the increase in certain hourly personnel billing rates, modifications to staff classifications, and to address other ancillary matters concerning the contractual relationship; and

WHEREAS, the District and Engineer have agreed to this First Amendment to provide for the hourly personnel billing rates, attached hereto as Schedule “A”.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment

Section 2. Schedule “A” (Hourly Personnel Billing Rates), attached as an exhibit to the Agreement, is hereby amended and restated in its entirety and replaced with the updated Schedule “A” attached to this First Amendment.

Section 3. Article 21 of the Agreement entitled "NOTICES" is hereby replaced in its entirety with the following:

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Sawyer's Landing Community
Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

ENGINEER: **Alvarez Engineers, Inc.**
8935 NW 35th Lane, Suite 101
Doral, Florida 33172
Attention: Juan R. Alvarez, P.E.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 4. The Agreement is amended to add a new Article 26, entitled "SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION," as follows:

**ARTICLE 26 SCRUTINIZED COMPANY OR OTHER ENTITY
CERTIFICATION**

Engineer hereby certifies that as of the date below Engineer is not listed

on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Engineer further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Engineer is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 - 1. Engineer does not appear on the Scrutinized Companies with Activities in Sudan List.
 - 2. Engineer does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 - 3. Engineer is not engaged in business operations in Cuba or Syria.

Engineer understands that this Agreement may be terminated at the option of the District if Engineer is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 5. The Agreement is amended to add a new Article 27, entitled “RESPONSIBLE VENDOR DETERMINATION,” as follows:

ARTICLE 27 RESPONSIBLE VENDOR DETERMINATION

Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or

consider a Engineer's, vendor's, or service provider's social, political, or ideological interests when determining if the Engineer, vendor, or service provider is a responsible Engineer, vendor, or service provider.

Section 6. The Agreement is amended to add a new Article 28, entitled "CONVICTED VENDOR LIST," as follows:

ARTICLE 28 CONVICTED VENDOR LIST

Engineer hereby certifies that neither Engineer nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Engineer, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

Section 7. The Agreement is amended to add a new Article 29, entitled "ANTI-HUMAN TRAFFICKING AFFIDAVIT," as follows:

ARTICLE 29 ANTI-HUMAN TRAFFICKING AFFIDAVIT

Engineer shall provide the District with an affidavit executed by an officer or representative of the Engineer under penalty of perjury attesting that the Engineer does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

Section 8. This First Amendment shall be effective on May 13, 2026 (the "Effective Date"). Prior to the Effective Date, the terms of the Agreement shall apply.

Section 9. In all other respects the Agreement, effective May 12, 2021, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:

DocuSigned by:



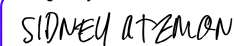
63215D558947430...

Print name: Juliana Duque

Secretary

**SAWYER'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:



4C505E3230EC42D...

Print name: SIDNEY ATZMON

Chairperson

6th day of June, 2026

**ALVAREZ ENGINEERS, INC., a Florida
corporation**

Signed by:



0EA365ACEF914DA...

Juan R Alvarez Jr

Print Name

DocuSigned by:

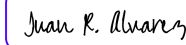


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Claudine Elie Harvey

Print Name

Signed by:

By: 

91E21FBBCEDD4E0...

Print Name: Juan R. Alvarez

Title: President

1.00 day of June, 2026

SCHEDULE “A”
HOURLY PERSONNEL BILLING RATES

Schedule "A"**Alvarez Engineers, Inc.****2026 Hourly Personnel Billing Rates**

Principal	\$240.00 / Hour
Chief Engineer Professional Engineer with 15+ years of experience	\$230.00 / Hour
Project Manager Professional Engineer with 10+ years of experience	\$215.00 / Hour
Senior Engineer Professional Engineer with 10+ years of experience (production)	\$185.00 / Hour
Engineer 2 Professional Engineer with 5+ years of experience	\$165.00 / Hour
Engineer 1 Professional Engineer with 0+ years of experience	\$155.00 / Hour
Electrical Engineer Electrical Engineer with 2+ years of post-graduate experience	\$155.00 / Hour
Engineer Intern Entry level with engineering degree; Engineering Intern License	\$140.00 / Hour
Senior Designer 15+ years of design experience, non-registered	\$120.00 / Hour
CADD/Computer Technician Design and Drafting with 1+ years of experience	\$105.00 / Hour
Senior Engineering Technician 5+ years of experience	\$110.00 / Hour
Engineering Technician Entry level with 0-4 years of experience	\$100.00 / Hour
Senior Administrative Degreed executive assistant with 8+ years of experience	\$ 95.00 / Hour
Administrative Secretary / Clerical	\$ 70.00 / Hour

*Billing Rates are subject to change on the anniversary of this agreement

Certificate Of Completion

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Status: Completed

Subject: Sawyer's Landing: Complete with Docusign: 1st Amendment.Engineer Agmt.Alvarez.2026.doc

Source Envelope:

Document Pages: 7

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

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eacosta@gmssf.com

Signer Events

Juliana Duque

jduque@gmssf.com

District Manager - Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:


63215D558947430...

Signature Adoption: Drawn on Device

Using IP Address:

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Signed: 6/2/2026 2:12:57 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

SIDNEY ATZMON

atzmon180@gmail.com

Chairman

Security Level: Email, Account Authentication (None)

Signed by:


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Signature Adoption: Pre-selected Style

Using IP Address: 104.251.133.94

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Signed: 6/4/2026 3:47:19 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

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Witness Events

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Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

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Envelope Updated

Security Checked

6/2/2026 2:01:37 PM

Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	6/2/2026 2:01:37 PM
Certified Delivered	Security Checked	6/4/2026 3:46:23 PM
Signing Complete	Security Checked	6/4/2026 3:47:19 PM
Completed	Security Checked	6/4/2026 3:47:19 PM
Payment Events	Status	Timestamps

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

June 30, 2026

Ms. Juliana Duque
District Manager
Sawyer's Landing Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Sawyer's Landing Community Development District
District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.20(b) of the Master Trust Indenture as it relates to
Special Assessment Revenue Bonds, Series 2021.**

Dear Ms. Duque,

This statement is being made pursuant to Section 9.20(b) of the Master Trust Indenture between Sawyer's Landing Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated as of August 1, 2021, as it relates to the Special Assessment Revenue Bonds, Series 2021 (the "Series 2021 Project").

Based on periodic inspections and visits to the construction site, and in close coordination with the Developer, Contractor, District Manager and Counsel, Alvarez Engineers states the following:

1. That we find the portions of the Series 2021 Project owned by the District being maintained in good repair, working order and conditions.
2. That in our opinion, the amounts budgeted by the District in the adopted Fiscal Year 2027 budget for administrative and parking garage expenses are sufficient to properly maintain, repair and operate in the ensuing fiscal year, the portions of the Series 2021 Project owned by the District. Refer to <https://www.sawyerslandcdd.com/auditbudgets> for details of the budget.
 - a. Stormwater Management System
The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 41 drainage structures and 1,771 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors. Refer to Exhibit 2.

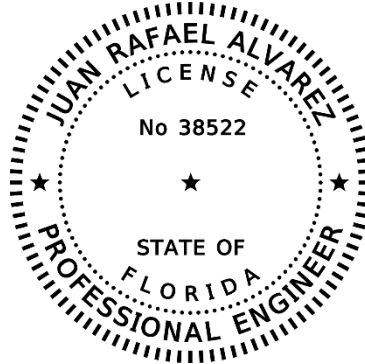
5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
2026 (Y1)	Structures Cleaning	EA	13	230.00	2,990
	Baffle Detachment	EA	0	50.00	0
	Baffle Replacement	EA	0	600.00	0
	Pipe Cleaning and CCTV	LF	295	6.75	1,991
	Cost				4,981
2027 (Y2)	Structures Cleaning	EA	7	236.00	1,652
	Baffle Detachment	EA	0	51.00	0
	Baffle Replacement	EA	0	615.00	0
	Pipe Cleaning and CCTV	LF	369	6.92	2,553
	Cost				4,205
2028 (Y3)	Structures Cleaning	EA	7	242.00	1,694
	Baffle Detachment	EA	0	53.00	0
	Baffle Replacement	EA	0	630.00	0
	Pipe Cleaning and CCTV	LF	369	7.09	2,616
	Cost				4,310
2029 (Y4)	Structures Cleaning	EA	7	248.00	1,736
	Baffle Detachment	EA	0	54.00	0
	Baffle Replacement	EA	0	646.00	0
	Pipe Cleaning and CCTV	LF	369	7.27	2,683
	Cost				4,419
2030 (Y5)	Structures Cleaning	EA	7	254.00	1,778
	Baffle Detachment	EA	0	55.00	0
	Baffle Replacement	EA	0	662.00	0
	Pipe Cleaning and CCTV	LF	369	7.45	2,749
	Cost				4,527
Total	Total Structures Cleaning	EA	41		
	Total Baffle Detachment	EA	0		
	Total Baffle Replacement	EA	0		
	Total Pipe Cleaning and CCTV	LF	1,771		
	Total Cost				22,442.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

3. That the FY 2027 adopted budget includes amounts for General Liability, Hired Non-Owned Auto, Employment Practices and Public Officials Liability Insurance in the administrative expenses section of the budget, and General Liability and Property insurance for the CDD garage in the Parking Garage section of the budget.

If you have any questions, or require additional information, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com.

Alvarez Engineers, Inc.

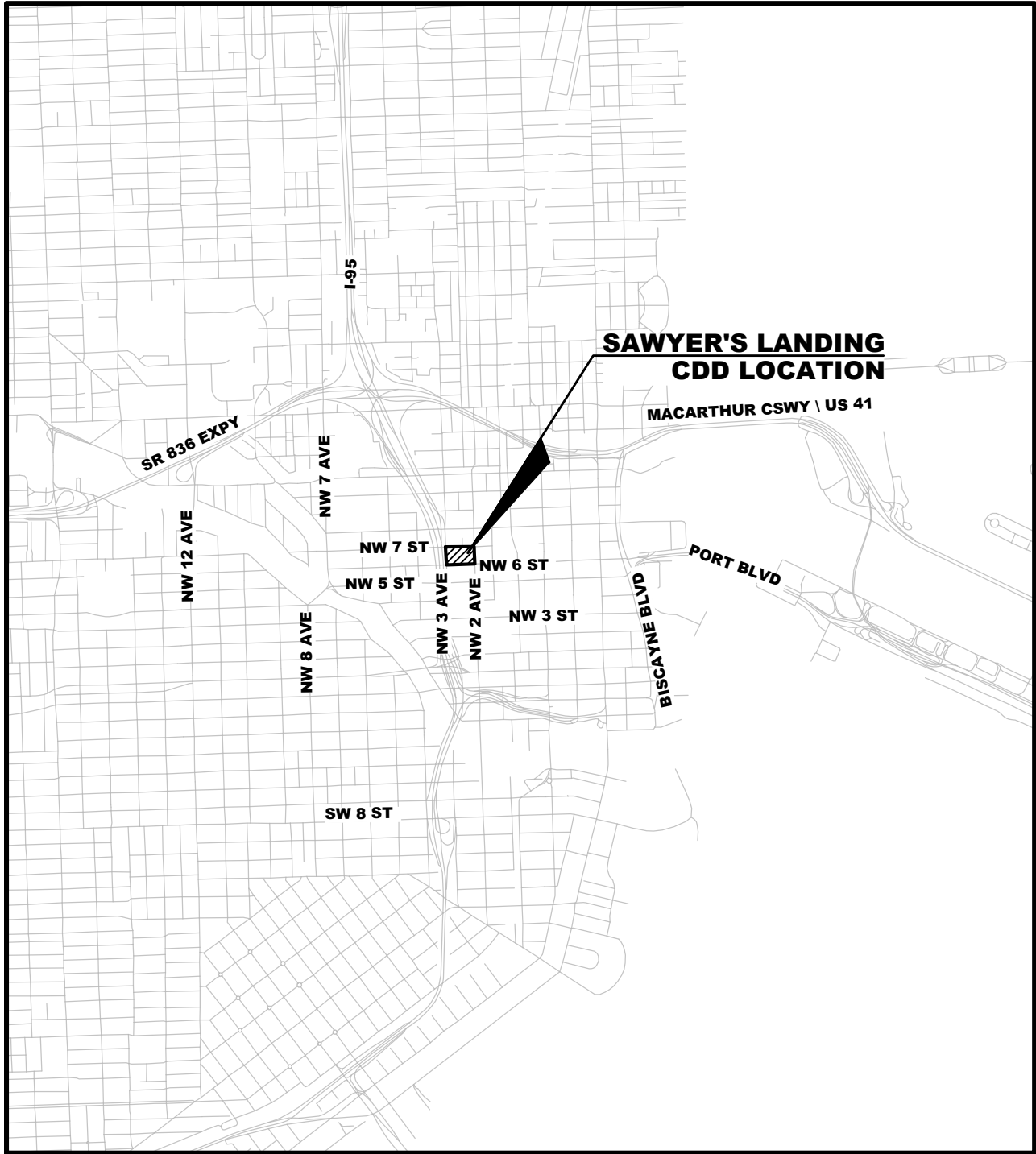
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal

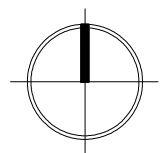
Signature must be verified on any electronic copies

Cc Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com



ALVAREZ ENGINEERS, INC.

**SAWYER'S LANDING CDD
LOCATION MAP**



0 500' 1500' 3000'



BOARD OF SUPERVISORS MEETING DATES
SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Sawyer's Landing Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 10:00 a.m. at Swerdlow Group Office- 2901 Florida Ave, Miami, FL. 33133 on the second Wednesday of each month as follows:

October 14, 2026
November 04, 2026, Exception
December 09, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 09, 2027
July 14, 2027
August 11, 2027
September 08, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.sawyerslandingcdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Juliana Duque, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
206155	2025	Sidney Atzman	Sawyer's Landing Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/29/2026	View Filings
293074	2025	Alben Duffie	Sawyer's Landing Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
299833	2025	Gabriel Lutzky	Sawyer's Landing Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
315176	2025	Richard Swerdlow	Sawyer's Landing Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/1/2026	View Filings

1-4 of 4

Rows per page: 25

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Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Sawyer's Landing Community Development District**, as described in the attached **MAP**, has **267** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



Memorandum

To: Board of Supervisors

From: District Management

Date: July 15th, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

SAWYERS LANDING COMMUNITY DEVELOPMENT
DISTRICT
2024-2025 REPORT – PERFORMANCE MEASURES
AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Juliana Duque
District Manager
GMS-SF

Sawyer's Landing Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Wednesday of the month at 10 AM at the Sawyer's Landing offices located at 249 NW 6 Street, Suite 104, Miami, FL. 33136.

Meeting Dates:

October 8, 2025 – Cancelled

November 12, 2025- Regular & Landowner Meeting - Held

Location Changed:

Meetings were held on the second Wednesday of the month at 10 AM at the Swerdlow Group Office, located at 2901 Florida Avenue, Coconut Grove, FL. 33133.

December 10, 2025 –Cancelled

January 14, 2026 – Cancelled

February 11, 2026 - Cancelled

March 11, 2026 – Held

April 8, 2026 – Cancelled

May 13, 2026 – Cancelled

June 10, 2026 – Held

July 8, 2026 – Cancelled

Special Meeting:

July 15, 2026 – Budget Adoption - Held

August 12, 2026

September 9, 2026

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Juliana Duque
District Manager
GMS-SF

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

Sawyer's Landing CDD 2025 Annual Maintenance Report, prepared by Alvarez Engineers, certifies, pursuant to Section 9.20(b) of the Master Trust Indenture for Sawyer's Landing Community Development District's Series 2021 Special Assessment Revenue Bonds, that

Juliana Duque
District Manager
GMS-SF

all District-owned components of the Series 2021 Project are maintained in good condition. Based on regular inspections and coordination with stakeholders, the District's FY2027 adopted budget provides sufficient funding for all necessary maintenance and operations for the coming fiscal year.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

Overall Determination

The Sawyer's Landing Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Sawyer's Landing Community Development District

District Manager: Date: _____

Print Name: _____

Sawyer's Landing Community Development District

Juliana Duque
District Manager
GMS-SF



Memorandum

To: Sawyer's Landing Board of Supervisors

From: District Management

Date: July 15, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Sawyer's Landing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Sawyer's Landing Community Development District

District Manager: _____

Date: _____

Print Name: _____

Sawyer's Landing Community Development District

Sawyer's Landing

Community Development District

Funding Request #47

July 15, 2026

PAYEE		GENERAL FUND	
1	Billing, Cochran, Lyles, Mauro & Ramsey, PA		
	Inv# 198634 - General Counsel (Apr 26)	\$	500.00
	Inv# 198992 - General Counsel (May 26)	\$	1,305.00
2	GMS-SF, LLC		
	Inv #66 - Management Fees & Expenses (May 26)	\$	3,120.84
	Inv #67 - Management Fees & Expenses (Jun 26)	\$	3,136.49
	Inv #68 - Management Fees & Expenses (Jul 26)	\$	3,120.84
3	Grau and Associates		
	Inv# 29417 - Audit FYE 9/30/25	\$	13,000.00
TOTAL		\$	24,183.17

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
May 31, 2026



Table of Contents

1	Balance Sheet
2	Enterprise Fund
3	Month to Month
4	Long Term Debt Report
5	Assessment Receipt Schedule

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

		Enterprise Fund
Assets		
Current Assets:		
Cash		
Operating Account	\$	23,584
Parking Garage		17,642
Due From Developer		565,408
Noncurrent Assets:		
Restricted Assets:		
Investments		
Series 2022		
Reserve		5,279,900
Interest		77
Revenue		2,716,833
Acq & Construction		1,716,958
Capital Assets:		
Construction in Progress		(0)
Land		10,069,603
Parking Garage		63,527,493
Recreational Facilities		394,354
Infrastructure - Roadways & Drainage		217,104
Cost of Issuance		1,255,086
Accumulated Amortization		(1,608,569)
Total Assets	\$	84,175,473
Liabilities		
Current Liabilities:		
Accounts Payable	\$	48,597
Accrued Interest Payable		319,482
Noncurrent Liabilities:		
Bonds Payable		86,860,000
Total Liabilities	\$	87,228,079
Net Position		
Net investment in capital assets	\$	(85,604,914)
Restricted		9,394,286
Unrestricted		73,158,022
Total Net Position	\$	(3,052,606)
Total Liabilities & Net Position		\$ 84,175,473

Sawyer's Landing
Community Development District

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Operating Revenues				
Charges for Services:				
Developer Contributions	113,725	75,817	-	(75,817)
Parking Revenue	1,160,000	351,729	351,729	-
Interest Income	-	-	2,125	2,125
Total Operating Revenues	\$ 1,273,725	\$ 427,546	\$ 353,854	\$ (73,692)
General & Administrative:				
Engineering	\$ 8,000	\$ 5,333	\$ 53	\$ 5,281
Attorney	35,000	23,333	7,015	16,318
Annual Audit	12,500	8,333	14,500	(6,167)
Arbitrage Rebate	600	400	-	400
Dissemination Agent	2,675	1,783	1,783	(0)
Trustee Fees	6,000	6,000	4,579	1,421
Management Fees	32,100	21,400	21,400	-
Information Technology	1,070	713	713	(0)
Website Maintenance	1,605	1,070	1,070	-
Postage & Delivery	750	500	10	490
Insurance General Liability	10,000	10,000	6,163	3,837
Printing & Binding	500	333	31	302
Legal Advertising	2,500	1,667	1,151	516
Other Current Charges	250	167	-	167
Office Supplies	-	-	10	(10)
Dues, Licenses & Subscriptions	175	117	175	(58)
Total General & Administrative	\$ 113,725	\$ 81,150	\$ 58,653	\$ 22,497
Parking Garage Operations & Maintenance				
Payroll	\$ 105,000	\$ 70,000	\$ 70,635	\$ (635)
Utilities/Phone	200	133	641	(508)
Security	680,000	453,333	-	453,333
Parking Management	170,724	113,816	21,638	92,178
Cleaning/Janitorial	162,000	108,000	-	108,000
Parking Deck Lighting	37,320	24,880	-	24,880
Parking Lot Sweeping	17,040	11,360	-	11,360
Repairs & Maintenance	39,600	26,400	-	26,400
Elevator Maintenance	42,000	28,000	-	28,000
Landscape Maintenance	6,000	4,000	-	4,000
Irrigation	2,520	1,680	-	1,680
Insurance	615,000	410,000	16,481	393,519
Contingency	50,000	33,333	11,994	21,339
Subtotal Parking Garage Operations & Maintenance	\$ 1,927,404	\$ 1,284,936	\$ 121,389	\$ 1,163,547
Total Operating Expenses	\$ 2,041,129	\$ 1,366,086	\$ 180,043	\$ 1,186,043
Operating Income	\$ (767,404)	\$ (938,540)	\$ 173,811	\$ 1,112,351
Debt Service				
Special Assessments - Debt Service	\$ 5,202,956	\$ 5,202,956	\$ 5,309,952	106,997
Interest Income	\$ 150,000	\$ 100,000	\$ 203,227	\$ 103,227
Interest Expense	(3,594,169)	(2,396,113)	(2,396,112)	\$ 0
Principal Expense	(1,710,000)	(1,710,000)	(1,710,000)	\$ -
Subtotal Debt Service	\$ 48,787	\$ 1,196,843	\$ 1,407,067	\$ 210,224
Change in Net Position	\$ (718,618)	\$ 258,303	\$ 1,580,878	\$ 1,322,575
Total Net Position - Beginning	\$ 2,713,262		\$ (4,633,484)	
Total Net Position - Ending	\$ 1,994,645		\$ (3,052,606)	

Sawyer's Landing
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Developer Contributions	113,725	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Revenue	1,160,000	44,588	41,604	40,362	45,679	44,643	45,735	44,261	44,857	-	-	-	-	351,729
Interest Income	-	76	69	71	66	59	65	1,655	65	-	-	-	-	2,125
Total Revenues	\$ 1,273,725	\$ 44,664	\$ 41,673	\$ 40,432	\$ 45,745	\$ 44,702	\$ 45,800	\$ 45,915	\$ 44,922	\$ -	\$ -	\$ -	\$ -	\$ 353,854
Expenditures:														
General & Administrative:														
Engineering	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53
Attorney	35,000	1,070	1,710	500	500	500	930	500	1,305	-	-	-	-	7,015
Annual Audit	12,500	-	-	-	-	-	1,500	-	13,000	-	-	-	-	14,500
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	2,675	223	223	223	223	223	223	223	223	-	-	-	-	1,783
Trustee Fees	6,000	4,579	-	-	-	-	-	-	-	-	-	-	-	4,579
Management Fees	32,100	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	-	-	-	-	21,400
Information Technology	1,070	89	89	89	89	89	89	89	89	-	-	-	-	713
Website Maintenance	1,605	134	134	134	134	134	134	134	134	-	-	-	-	1,070
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
Total General & Administrative	\$ 113,725	\$ 15,116	\$ 4,869	\$ 3,623	\$ 3,621	\$ 3,673	\$ 6,704	\$ 3,621	\$ 17,426	\$ -	\$ -	\$ -	\$ -	\$ 58,653
Parking Garage Operations & Maintenance														
Payroll	105,000	\$ 8,773	\$ 8,773	\$ 9,436	\$ 9,177	\$ 9,100	\$ 9,100	\$ 6,071	\$ 10,205	\$ -	\$ -	\$ -	\$ -	70,635
Utilities/Phone	200	87	87	87	82	82	82	48	85	-	-	-	-	641
Security	680,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Management	170,724	2,655	2,655	2,655	2,735	2,735	2,735	2,735	2,735	-	-	-	-	21,638
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	2,081	2,081	-	-	-	-	16,481
Contingency	50,000	3,117	1,096	1,201	1,349	1,214	1,493	922	1,600	-	-	-	-	11,994
Subtotal Parking Garage Operations & Maintenanar	\$ 1,927,404	\$ 16,658	\$ 14,637	\$ 15,405	\$ 15,424	\$ 15,212	\$ 15,491	\$ 11,856	\$ 16,707	\$ -	\$ -	\$ -	\$ -	\$ 121,389
Total Operating Expenses	\$ 2,041,129	\$ 31,774	\$ 19,506	\$ 19,028	\$ 19,044	\$ 18,885	\$ 22,195	\$ 15,477	\$ 34,132	\$ -	\$ -	\$ -	\$ -	\$ 180,043
Operating Income	\$ (767,404)	\$ 12,890	\$ 22,167	\$ 21,405	\$ 26,701	\$ 25,817	\$ 23,605	\$ 30,438	\$ 10,789	\$ -	\$ -	\$ -	\$ -	\$ 173,811
Debt Service														
Interest Income	\$ 150,000	\$ 28,867	\$ 29,090	\$ 22,282	\$ 21,584	\$ 21,015	\$ 18,910	\$ 27,673	\$ 33,807	\$ -	\$ -	\$ -	\$ -	203,227
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)	(299,514)	(299,514)	-	-	-	-	(2,396,112)
Principal Expense	(1,710,000)	-	-	-	-	-	-	-	(1,710,000)	-	-	-	-	(1,710,000)
Subtotal Debt Service	\$ 48,787	\$ (270,648)	\$ (270,424)	\$ 2,799,684	\$ 1,955,106	\$ (278,499)	\$ (280,604)	\$ (271,841)	\$ (1,975,707)	\$ -	\$ -	\$ -	\$ -	\$ 1,407,067
Change in Net Position	\$ (718,618)	\$ (257,758)	\$ (248,257)	\$ 2,821,089	\$ 1,981,807	\$ (252,682)	\$ (256,999)	\$ (241,403)	\$ (1,964,918)	\$ -	\$ -	\$ -	\$ -	\$ 1,580,878

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)
Less: Principal Payment - 5/1/26	(\$1,710,000)

Current Bonds Outstanding	\$85,150,000
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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%
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<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
					-	-	-
					-	-	-
TOTAL	\$ 5,557,789.48	\$ 197,117.58	\$ 55,577.89	\$ 4,858.44	\$ 5,309,952.45	\$ 5,309,952.45	\$ 5,309,952.45

100.64%	Percent Collected
\$ -	Balance Remaining to Collect