



**SYMPHONY LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 20, 2026  
2:00 P.M.**

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

[www.eaglebendcdd.org](http://www.eaglebendcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SYMPHONY LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
10521 SW Village Center Drive, Suite 203  
Port St. Lucie, Florida 34987  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
May 20, 2026  
2:00 P.M.  
**1 (800) 743-4099**  
**PARTICIPANT PASSCODE: 6317098**

A. Call to Order	
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E. Comments from the Public for Items Not on the Agenda	
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Publication Date  
2026-04-30

Subcategory  
Miscellaneous Notices

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET AND  
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

The Board of Supervisors of the Symphony Lakes Community Development District will hold a public hearing on May 20, 2026, at 2:00 p.m. in the offices of Special District Services, Inc. located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2026/2027. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.symphonylakescdd.org](http://www.symphonylakescdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT**

[www.symphonylakescdd.org](http://www.symphonylakescdd.org)

**PUBLISH: ST. LUCIE NEWS TRIBUNE 04/30/26 & 05/07/26**

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
MARCH 18, 2026**

**A. CALL TO ORDER**

District Manager Stephanie Brown called the March 18, 2026, Regular Board Meeting of the Symphony Lakes Community Development District (the “District”) to order at 2:00 p.m. at the offices of Special District Services located at 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on October 13, 2025, as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following Supervisors in attendance:

Kim Sakuma, Diane Gallagher, Michael Shepard, and Garrett Alan Barnes.

Also in attendance were Stephanie Brown and Frank Sakuma of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

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

There were no public comments.

**F. APPROVAL OF MINUTES**

**1. October 15, 2025 Regular Board Meeting**

A **motion** was made by Mr. Barnes, seconded by Ms. Gallagher approving the minutes of the October 15, 2025, Regular Board Meeting, as presented. The **motion** passed unanimously.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2026-01 Amending Fiscal Year 2025/2026 Budget**

Resolution No. 2026-01 was presented, entitled:

## RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Barnes made a **motion**, seconded by Ms. Sakuma adopting Resolution No. 2026-01, as presented. The **motion** passed unanimously.

### **2. Consider Resolution No. 2026-02 Adopting Fiscal Year 2026/2027 Proposed Budget**

Resolution No. 2026-02 was presented, entitled:

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Gallagher, seconded by Mr. Shepard adopting Resolution No. 2026-02, as presented, setting the Public Hearing for May 20, 2026, at 2:00 p.m. The **motion** passed unanimously.

*Ms. Brown recessed the Regular Board Meeting at 2:03 p.m. and opened the Auditor Selection Committee Meeting.*

### **I. AUDITOR SELECTION COMMITTEE**

A **motion** was made by Mr. Shepard, seconded by Ms. Sakuma designating the Board of Supervisors of the District as the Audit Committee. The **motion** passed unanimously.

#### **1. Ranking of Proposals/Recommendation of an Auditor**

Ms. Brown notified the Committee that Grau & Associates had been the only firm to respond to the legal advertisement for auditor services and presented the proposal.

After Committee discussion, a **motion** was made by Mr. Shepard, seconded by Ms. Sakuma recommending Grau & Associates be selected as auditor for the District. The **motion** passed unanimously.

*Ms. Brown closed the Auditor Selection Committee Meeting and reconvened the Regular Board Meeting at 2:06 p.m.*

- **Recommendation of an Auditor**

A **motion** was made by Mr. Barnes, seconded by Mr. Shepard approving Grau & Associates as the District's auditor to perform the September 2025 (\$3,400), 2026 (\$3,500), and 2027 (\$3,600) annual government audits with a 2-year extension option for 2028 and 2029, subject to fee adjustments for inflation. The **motion** passed unanimously.

**I. ADMINISTRATIVE MATTERS**

Ms. Brown reminded the Board to file their 2025 Form 1 by July 1, 2026, and to complete the annually required ethics training by December 31, 2026.

**J. BOARD MEMBER COMMENTS**

There were no further Board Member comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 2:14 p.m. There were no objections.

**ATTESTED BY:**

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

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

Publication Date  
2026-04-30

Subcategory  
Miscellaneous Notices

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET AND  
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

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A copy of the agenda and budget may be obtained from the Districts website ([www.symphonylakescdd.org](http://www.symphonylakescdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

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SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT  
[www.symphonylakescdd.org](http://www.symphonylakescdd.org)

PUBLISH: ST. LUCIE NEWS TRIBUNE 04/30/26 & 05/07/26

**RESOLUTION 2026-03**

**[FY 2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Symphony Lakes Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Symphony Lakes Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**[CONTINUED ON NEXT PAGE]**

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF May, 2026.**

**ATTEST:**

**SYMPHONY LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2026/2027 Budget(s)

Symphony Lakes  
Community Development District

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

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## I DETAILED FINAL BUDGET

**DETAILED FINAL BUDGET**  
**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>			
O&M (Operation & Maintenance) Assessments	0	0	
Developer Contribution	56,715	75,745	Developer Contribution
Debt Assessments	0	0	
Interest Income	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 56,715</b>	<b>\$ 75,745</b>	
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	3,000	4,000	
Payroll Taxes	240	320	Projected At 8% Of Supervisor Fees
Management	30,000	24,000	\$2,000 X 12 Months
Legal	5,000	15,000	
Assessment Roll	0	5,000	Commences In Fiscal Year Following Issuing Of Bond
Audit Fees	4,500	4,500	
Arbitrage Rebate Fee	0	650	Commences In Fiscal Year Following Issuing Of Bond
Insurance	6,000	6,000	
Legal Advertisements	2,500	5,000	
Miscellaneous	100	200	
Postage	100	200	
Office Supplies	100	200	
Dues & Subscriptions	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	3,000	3,000	\$250 X 6 Months
Trustee Fees	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	1,000	Commences In Fiscal Year Following Issuing Of Bond
<b>Total Administrative Expenditures</b>	<b>\$ 54,715</b>	<b>\$ 73,745</b>	
<b>Maintenance Expenditures</b>			
Engineering/Inspections	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>	
<b>Total O&amp;M Expenditures</b>	<b>\$ 56,715</b>	<b>\$ 75,745</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	
Discounts For Early Payments	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Symphony Lakes Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of May, 2026.

**ATTEST:**

**SYMPHONY LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS'  
MEETING DATES FOR FISCAL YEAR 2026/2027**

The Board of Supervisors of the Symphony Lakes Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at the offices of Special District Services, Inc. located at 10521 SW Village Center Dr, Suite 203, Port St. Lucie, Florida 34987, at 2:00 p.m. unless otherwise indicated as follows:

**OCTOBER 21, 2026  
NOVEMBER 18, 2026  
DECEMBER 16, 2026  
JANUARY 20, 2027  
FEBRUARY 17, 2027  
MARCH 17, 2027  
APRIL 21, 2027  
MAY 19, 2027  
JUNE 16, 2027  
JULY 21, 2027  
AUGUST 18, 2027  
SEPTEMBER 15, 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 Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by calling (561) 630-4922.

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 (561) 571-0010 at least 48 hours 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 any meetings with respect to any matter considered at any of the meetings 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.

Meetings may be cancelled from time to time without advertised notice.

District Manager

**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT**

[www.symphonylakescdd.org](http://www.symphonylakescdd.org)

**PUBLISH: ST. LUCIE NEWS TRIBUNE**

**RESOLUTION 2026-03**

**[FY 2026/2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Symphony Lakes Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among 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 by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** 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 of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this 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.

6. **ENFORCEMENT.** In the event that any 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 attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** 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.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as 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 each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**SYMPHONY LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_

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

**Exhibit A:** Fiscal Year 2026/2027 General Fund Budget

**Exhibit A**

Fiscal Year 2026/2027 General Fund Budget