SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT

ST. LUCIE COUNTY

REGULAR BOARD MEETING
OCTOBER 21, 2026
2:00 P.M.

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

www.symphonylakescdd.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
October 21, 2026
2:00 P.M.
1 (800) 743-4099
PARTICIPANT PASSCODE: 6317098

A. Call to Order
B. Proof of Publication……..Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. May 20, 2026 Regular Board Meeting & Public Hearing……..Page 2
G. Old Business
H. New Business
    1. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report……Page 5
    2. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2025/2026 Amended Budget..Page 8
I. Administrative Matters
J. Board Member Comments
K. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

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
PUBLISH: ST. LUCIE NEWS TRIBUNE 10/09/26TCN12687757

SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 20, 2026

A. CALL TO ORDER

District Manager Stephanie Brown called the May 20, 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, 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 April 30, 2026, and May 7, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Michael Shepherd, Kim Sakuma, Diane Gallagher, Alan Barnes, and Kasey Cardoso (via phone).

Also in attendance were Stephanie Brown and Frank Sakuma of Special District Services, Inc.; Attorney Jere Earlywine of Kutak Rock LLP (via phone).

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. March 18, 2026, Regular Board Meeting & Public Hearing

A **motion** was made by Mr. Barnes, seconded by Ms. Cardoso approving the minutes of the March 18, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

***Note** *At approximately 2:00 p.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on the FY2026-2027 Final Budget.*

G. PUBLIC HEARING – FISCAL YEAR 2026-2027 FINAL BUDGET

1. Proof of Publication

Proof of Publication was presented that showed that Notice of the Public Hearing had been published in the *St. Lucie News Tribune* on April 30, 2026, and May 7, 2026, as legally required.

2. Receive Public Comments on Final Budget

There were no public comments.

3. Consider Resolution No. 2026-03 Imposing Debt Service Special Assessments

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 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.

After Board discussion and a minor text edit to the presented budget, Ms. Sakuma made a **motion**, seconded by Mr. Shepherd adopting Resolution No. 2026-03, as amended. The **motion** passed unanimously.

***Note** *At approximately 2:02 p.m., Ms. Brown closed the public hearing on the FY2026-2027 Final Budget and reconvened the Regular Board Meeting.*

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2026-04 Adopting a Fiscal Year 2026-2027 Meeting Schedule

Resolution No. 2026-04 was presented, entitled:

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.

Mr. Shepherd made a **motion**, seconded by Ms. Cardoso adopting Resolution No. 2026-04, as presented. The **motion** passed unanimously.

2. Consider Developers Funding Agreement for Fiscal Year 2026-2027

Mr. Barnes made a **motion**, seconded by Ms. Gallagher approving the developer's funding agreement as presented. The **motion** passed unanimously.

J. ADMINISTRATIVE MATTERS

Ms. Brown reminded the Board to complete their 2025 Form 1 – Statement of Financial Interests filing by July 1st.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:04 p.m. There were no objections.

ATTESTED BY:

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chair

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Symphony Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-33 on May 21, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of October, 2026.

ATTEST:	**SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Symphony Lakes Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2026.

ATTEST:

SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Symphony Lakes
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

AMENDED FINAL BUDGET
SYMPHONY LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	ORIGINAL FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	UPDATED FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	0	0	**0**	0
Developer Contribution	119,665	62,715	**40,000**	40,000
Debt Assessments	0	0	**0**	0
Interest Income	0	0	**45**	44
Total Revenues	**$ 119,665**	**$ 62,715**	**$ 40,045**	**$ 40,044**
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	8,000	3,000	**2,600**	2,600
Payroll Taxes	640	240	**199**	199
Management	36,000	36,000	**30,000**	30,000
Legal	30,000	5,000	**3,500**	2,434
Assessment Roll	5,000	0	**0**	0
Audit Fees	4,500	4,500	**3,400**	3,400
Arbitrage Rebate Fee	650	0	**0**	0
Insurance	6,000	6,000	**5,000**	5,000
Legal Advertisements	15,000	2,500	**1,800**	1,113
Miscellaneous	1,500	100	**500**	164
Postage	200	100	**70**	63
Office Supplies	1,500	100	**275**	246
Dues & Subscriptions	175	175	**175**	175
Trustee Fees	4,500	0	**0**	0
Continuing Disclosure Fee	1,000	0	**0**	0
Website Management & ADA Compliance	3,000	3,000	**3,000**	3,000
Total Administrative Expenditures	**$ 117,665**	**$ 60,715**	**$ 50,519**	**$ 48,394**
EXPENDITURES				
Maintenance Expenditures				
Engineering/Inspections	2,000	2,000	**0**	0
Miscellaneous Maintenance	0	0	**0**	0
Field Operations	0	0	**0**	0
Total Maintenance Expenditures	**$ 2,000**	**$ 2,000**	**$ -**	**$ -**
Total Expenditures	**$ 119,665**	**$ 62,715**	**$ 50,519**	**$ 48,394**
REVENUES LESS EXPENDITURES	**$ -**	**$ -**	**$ (10,474)**	**$ (8,350)**
Bond Payments	0	0	**0**	0
BALANCE	**$ -**	**$ -**	**$ (10,474)**	**$ (8,350)**
County Appraiser & Tax Collector Fee	0	0	**0**	0
Discounts For Early Payments	0	0	**0**	0
EXCESS/ (SHORTFALL)	**$ -**	**$ -**	**$ (10,474)**	**$ (8,350)**
Carryover From Prior Year	0	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ -**	**$ (10,474)**	**$ (8,350)**

Fund Balance As Of 9/30/2025	$22,528
Projected FY 2025/2026 Activity	($10,474)
Fund Balance As Of 9/30/2026	$12,054