

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

August 7, 2020

BOARD OF SUPERVISORS

TELEPHONIC PUBLIC

HEARING AND REGULAR

MEETING AGENDA

Evergreen Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 31, 2020

Board of Supervisors
Evergreen Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

The Board of Supervisors of the Evergreen Community Development District will hold a Public Hearing and Regular Meeting on August 7, 2020 at 10:00 a.m., remotely, via conference call at **1-888-354-0094, Conference ID 8518503**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2020-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2020-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Matters Pertaining to District Construction Contract with Oak City South, LLC
6. Consideration of Resolution 2020-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
7. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2019, Prepared by Berger, Toombs, Elam, Gaines & Frank

8. Consideration of Resolution 2020-13, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019
9. Ratification of Bill of Sale of Utility Improvements Conveyed to Manatee County
10. Discussion: Maintenance of Lift Station Fencing
11. Acceptance of Unaudited Financial Statements as of June 30, 2020
12. Approval of May 1, 2020 Telephonic Public Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, PA*
 - B. District Engineer: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING: September 4, 2020 at 10:00 a.m.

○ QUORUM CHECK

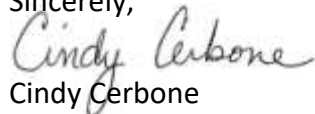
Ryan Zook	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
John Snyder	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Hal Lutz	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Anne Mize	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Greg Mundell	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

The District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can dial in at **1-888-354-0094, Conference ID: 8518503**. Additionally, participants are encouraged to submit questions and comments to the District's manager at cerbonec@whhassociates.com.

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,



Cindy Cerbone
 District Manager

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

3A

BRADENTON HERALD

Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
711891	0004699179	EVERGREEN COMMUNITY DEVELOPMENT DI		\$320.58	1	13.70 In

Attention:

EVERGREEN CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Evergreen Community Development District ("District") will hold a public hearing on August 7, 2020 at 10:00 a.m. at ZNS Engineering, 201 5th Avenue, Dr. E., Bradenton, Florida 34208, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). 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 Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.evgraeencdd.net.

It is anticipated that the public hearing and meeting will take place at ZNS Engineering, 201 5th Avenue, Dr. E., Bradenton, Florida 34208. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-123 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-

**THE STATE OF TEXAS
COUNTY OF DALLAS**

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Public Notice**, was published in said newspaper in the issue(s) of:

2 Insertion(s)

Published On:
July 16, 2020, July 23, 2020

**THE STATE OF FLORIDA
COUNTY OF MANATEE**

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

V Rodela

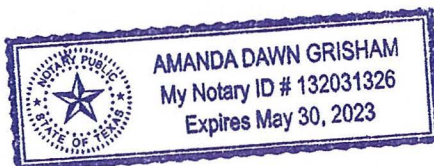
(Signature of Affiant)

Sown to and subscribed before me this
23rd day of July in the year of 2020

Amanda Dawn Grisham

SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



is public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-888-354-0094. Conference ID: 8518503. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 by August 5, 2020 at 12:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. 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 Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's 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.

Cindy Carbone
District Manager

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2020-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Evergreen Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 1st 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 EVERGREEN 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 Evergreen Community Development District for the Fiscal Year Ending September 30, 2021.”
- 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 2020/2021, the sum of \$678,466 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 91,998
DEBT SERVICE FUND(S) – SERIES 2019	\$ <u>586,468</u>
TOTAL ALL FUNDS	\$ 678,466

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. 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.

PASSED AND ADOPTED THIS 7th DAY OF AUGUST, 2020.

ATTEST:

**EVERGREEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED JULY 30, 2020**

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
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**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Amended Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 51,775
Allowable discounts (4%)	-				(2,071)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	49,704
Assessment levy: off-roll	98,030	73,523	24,507	98,030	42,294
Landowner contribution	-	4,932	-	4,932	-
Total revenues	<u>98,030</u>	<u>78,455</u>	<u>24,507</u>	<u>102,962</u>	<u>91,998</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	2,153	-	2,153	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	4,872	15,128	20,000	20,000
Engineering	1,500	-	1,500	1,500	1,500
Audit	5,500	-	4,800	4,800	4,900
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	-	4,500	4,500	4,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	208	1,292	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	141	359	500	500
Website					
Hosting	705	705	-	705	705
ADA compliance	200	-	200	200	210
Property appraiser & tax collector	-	-	-	-	1,554
Total professional & administrative	<u>98,030</u>	<u>38,104</u>	<u>53,879</u>	<u>91,983</u>	<u>91,994</u>
Total expenditures	<u>98,030</u>	<u>38,104</u>	<u>53,879</u>	<u>91,983</u>	<u>91,994</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	40,351	(29,372)	10,979	4
Fund balance - beginning (unaudited)	-	(4,910)	35,441	(4,910)	6,069
Fund balance - ending					
Committed:					
Working capital	-	-	-	-	6,000
Unassigned	-	35,441	6,069	6,069	73
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ 35,441</u>	<u>\$ 6,069</u>	<u>\$ 6,069</u>	<u>\$ 6,073</u>

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,900
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	4,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting	705
ADA compliance	210
Property appraiser & tax collector	1,554
Total expenditures	<u><u>\$ 91,994</u></u>

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue & Expenditures	Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual Through 3/31/2020	Projected Through 9/30/2020		
REVENUES					
Assessment levy: on-roll	\$ -				\$ 328,197
Allowable discounts (4%)	-				(13,128)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	315,069
Assessment levy: off-roll	577,100	216,219	360,881	577,100	271,399
Interest	-	4,430	-	4,430	-
Total revenues	<u>577,100</u>	<u>220,649</u>	<u>360,881</u>	<u>581,530</u>	<u>586,468</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	140,000
Interest	422,828	206,609	216,219	422,828	429,550
Property appraiser	-	-	-	-	4,923
Tax collector	-	-	-	-	4,923
Total expenditures	<u>422,828</u>	<u>206,609</u>	<u>216,219</u>	<u>422,828</u>	<u>579,396</u>
Excess/(deficiency) of revenues over/(under) expenditures	154,272	14,040	144,662	158,702	7,072
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,870)	-	(3,870)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,870)</u>	<u>-</u>	<u>(3,870)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	154,272	10,170	144,662	154,832	7,072
Beginning fund balance (unaudited)	784,654	784,963	795,133	784,963	939,795
Ending fund balance (projected)	<u>\$938,926</u>	<u>\$795,133</u>	<u>\$ 939,795</u>	<u>\$ 939,795</u>	<u>946,867</u>
Use of fund balance:					
Debt service reserve account balance (required)					(577,100)
Principal expense - November 1, 2021					(150,000)
Interest expense - November 1, 2021					(213,331)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 6,436</u>

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/20	140,000.00	4.125%	216,218.75	356,218.75	8,675,000.00
05/01/21			213,331.25	213,331.25	8,675,000.00
11/01/21	150,000.00	4.125%	213,331.25	363,331.25	8,525,000.00
05/01/22			210,237.50	210,237.50	8,525,000.00
11/01/22	155,000.00	4.125%	210,237.50	365,237.50	8,370,000.00
05/01/23			207,040.63	207,040.63	8,370,000.00
11/01/23	160,000.00	4.125%	207,040.63	367,040.63	8,210,000.00
05/01/24			203,740.63	203,740.63	8,210,000.00
11/01/24	165,000.00	4.125%	203,740.63	368,740.63	8,045,000.00
05/01/25			200,337.50	200,337.50	8,045,000.00
11/01/25	175,000.00	4.250%	200,337.50	375,337.50	7,870,000.00
05/01/26			196,618.75	196,618.75	7,870,000.00
11/01/26	180,000.00	4.250%	196,618.75	376,618.75	7,690,000.00
05/01/27			192,793.75	192,793.75	7,690,000.00
11/01/27	190,000.00	4.250%	192,793.75	382,793.75	7,500,000.00
05/01/28			188,756.25	188,756.25	7,500,000.00
11/01/28	195,000.00	4.250%	188,756.25	383,756.25	7,305,000.00
05/01/29			184,612.50	184,612.50	7,305,000.00
11/01/29	205,000.00	4.250%	184,612.50	389,612.50	7,100,000.00
05/01/30			180,256.25	180,256.25	7,100,000.00
11/01/30	215,000.00	5.000%	180,256.25	395,256.25	6,885,000.00
05/01/31			174,881.25	174,881.25	6,885,000.00
11/01/31	225,000.00	5.000%	174,881.25	399,881.25	6,660,000.00
05/01/32			169,256.25	169,256.25	6,660,000.00
11/01/32	235,000.00	5.000%	169,256.25	404,256.25	6,425,000.00
05/01/33			163,381.25	163,381.25	6,425,000.00
11/01/33	250,000.00	5.000%	163,381.25	413,381.25	6,175,000.00
05/01/34			157,131.25	157,131.25	6,175,000.00
11/01/34	260,000.00	5.000%	157,131.25	417,131.25	5,915,000.00
05/01/35			150,631.25	150,631.25	5,915,000.00
11/01/35	275,000.00	5.000%	150,631.25	425,631.25	5,640,000.00
05/01/36			143,756.25	143,756.25	5,640,000.00
11/01/36	285,000.00	5.000%	143,756.25	428,756.25	5,355,000.00
05/01/37			136,631.25	136,631.25	5,355,000.00
11/01/37	300,000.00	5.000%	136,631.25	436,631.25	5,055,000.00
05/01/38			129,131.25	129,131.25	5,055,000.00
11/01/38	315,000.00	5.000%	129,131.25	444,131.25	4,740,000.00
05/01/39			121,256.25	121,256.25	4,740,000.00
11/01/39	330,000.00	5.000%	121,256.25	451,256.25	4,410,000.00
05/01/40			113,006.25	113,006.25	4,410,000.00
11/01/40	350,000.00	5.125%	113,006.25	463,006.25	4,060,000.00
05/01/41			104,037.50	104,037.50	4,060,000.00
11/01/41	365,000.00	5.125%	104,037.50	469,037.50	3,695,000.00
05/01/42			94,684.38	94,684.38	3,695,000.00
11/01/42	385,000.00	5.125%	94,684.38	479,684.38	3,310,000.00
05/01/43			84,818.75	84,818.75	3,310,000.00

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/43	405,000.00	5.125%	84,818.75	489,818.75	2,905,000.00
05/01/44			74,440.63	74,440.63	2,905,000.00
11/01/44	425,000.00	5.125%	74,440.63	499,440.63	2,480,000.00
05/01/45			63,550.00	63,550.00	2,480,000.00
11/01/45	450,000.00	5.125%	63,550.00	513,550.00	2,030,000.00
05/01/46			52,018.75	52,018.75	2,030,000.00
11/01/46	470,000.00	5.125%	52,018.75	522,018.75	1,560,000.00
05/01/47			39,975.00	39,975.00	1,560,000.00
11/01/47	495,000.00	5.125%	39,975.00	534,975.00	1,065,000.00
05/01/48			27,290.63	27,290.63	1,065,000.00
11/01/48	520,000.00	5.125%	27,290.63	547,290.63	545,000.00
05/01/49			13,965.63	13,965.63	545,000.00
11/01/49	545,000.00	5.125%	13,965.63	558,965.63	-
Total	8,815,000.00		8,199,356.31	17,014,356.31	

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2021 O&M Assessment per Unit	FY 2021 DS Assessment per Unit	FY 2021 Total Assessment per Unit	FY 2020 Total Assessment per Unit
SF 40	152	\$ 233.22	\$ 1,370.34	\$ 1,603.56	n/a
SF 50	70	233.22	1,712.93	1,946.15	n/a
Total	222				

Off-Roll Assessments					
	Units	FY 2021 O&M Assessment per Unit	FY 2021 DS Assessment per Unit	FY 2021 Total Assessment per Unit	FY 2020 Total Assessment per Unit
SF 40	124	\$ 216.89	\$ 1,275.67	\$ 1,492.56	\$ 1,510.75
SF 50	71	216.89	1,594.59	1,811.48	1,829.67
Total	195				

Note: O&M Assessment amounts for off-roll collection differ from those for on-roll collection by the Manatee County collection costs and early payment discount allowance

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2020-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Evergreen Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are

due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 7th day of August, 2020.

ATTEST:

**EVERGREEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2020-12

A RESOLUTION OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Evergreen Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Manatee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 7th day of August, 2020.

Attest:

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>offices of ZNS Engineering, 201 5th Ave. Dr. E., Bradenton, Florida 34208</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2020	Regular Meeting	10:00 AM
November 6, 2020	Regular Meeting	10:00 AM
December 4, 2020	Regular Meeting	10:00 AM
January 8, 2021*	Regular Meeting	10:00 AM
February 5, 2021	Regular Meeting	10:00 AM
March 5, 2021	Regular Meeting	10:00 AM
April 2, 2021	Regular Meeting	10:00 AM
May 7, 2021	Regular Meeting	10:00 AM
June 4, 2021	Regular Meeting	10:00 AM
July 2, 2021	Regular Meeting	10:00 AM
August 6, 2021	Public Hearing & Regular Meeting	10:00 AM
September 3, 2021	Regular Meeting	10:00 AM

Exception

** January meeting is one week later to accommodate New Year's Day Holiday*

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

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Evergreen Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

Evergreen Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITOR'S

To the Board of Supervisors
Evergreen Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Evergreen Community Development District as of and for the 9 months ended September 30, 2019, and related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Evergreen Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Evergreen Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the 9 months then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Management's Discussion and Analysis

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 18, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Evergreen Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 18, 2020

**Evergreen Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 9 Months Ended September 30, 2019**

Management's discussion and analysis of Evergreen Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and physical environment.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Evergreen Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 9 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the 9 months ended September 30, 2019.

- ◆ The District's liabilities exceeded assets by \$(510,568) (net position).
- ◆ Governmental activities revenues totaled \$94,740, while governmental activities expenses totaled \$605,308.

**Evergreen Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 9 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities
	2019
Current assets	\$ 30,054
Restricted assets	2,595,710
Capital Assets	5,879,273
Total Assets	8,505,037
Current liabilities	200,605
Non-current liabilities	8,815,000
Total Liabilities	9,015,605
Net Position	
Unrestricted	(510,568)
Total Net Position	\$ (510,568)

This is the first year of operations for the District.

**Evergreen Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 9 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities
	2019
Program Revenues	
Operating contributions	\$ 66,592
Capital contributions	2,195
Investment income	25,953
Total Revenues	94,740
 Expenses	
General government	66,570
Interest and other charges	538,738
Total Expenses	605,308
Change in Net Position	(510,568)
Net Position - Beginning of Period	-
Net Position - End of Period	\$ (510,568)

This is the first year of operations for the District.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were lower insurance costs and legal fees expenditures than anticipated.

There were no amendments to the September 30, 2019 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In May 2019, the District issued \$8,815,000 Series 2019 Special Assessment Revenue Bonds. These bonds were issued to provide funds for the 2019 Project. The balance outstanding at September 30, 2019 was \$8,815,000.

**Evergreen Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 9 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District expects to continue building certain improvements within and without the District during fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Evergreen Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Evergreen Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Evergreen Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 4,204
Due from developer	25,850
Total Current Assets	<u>30,054</u>
Non-current Assets	
Restricted Assets	
Investments, at fair value	2,595,710
Capital Assets, not being depreciated	
Construction in progress	5,879,273
Total Non-current Assets	<u>8,474,983</u>
Total Assets	<u>8,505,037</u>
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	22,800
Due to developer	7,232
Accrued interest payable	170,573
Total Current Liabilities	<u>200,605</u>
Non-current Liabilities	
Bonds payable	8,815,000
Total Liabilities	<u>9,015,605</u>
 NET POSITION	
Unrestricted	<u><u>\$ (510,568)</u></u>

See accompanying notes to financial statements.

Evergreen Community Development District
STATEMENT OF ACTIVITIES
For the 9 Months Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues		Net (Expenses) Revenues and Changes in Net Position
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities				
General government	\$ (66,570)	\$ 66,592	\$ 2,195	\$ 2,217
Interest and other charges	(538,738)	-	-	(538,738)
Total Governmental Activities	\$ (605,308)	\$ 66,592	\$ 2,195	(536,521)
General Revenues				
Investment income				25,953
Change in Net Position				(510,568)
Net Position - January 10, 2019				-
Net Position - September 30, 2019				\$ (510,568)

See accompanying notes to financial statements.

Evergreen Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 4,204	\$ -	\$ -	\$ 4,204
Due from developer	25,850	-	-	25,850
Restricted Assets				
Investments at fair value	-	784,962	1,810,748	2,595,710
Total Assets	\$ 30,054	\$ 784,962	\$1,810,748	\$ 2,625,764
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 22,800	\$ -	\$ -	\$ 22,800
Due to developer	7,232	-	-	7,232
Total Liabilities	30,032	-	-	30,032
 DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	4,932	-	-	4,932
 FUND BALANCES				
Restricted				
Debt service	-	784,962	-	784,962
Capital projects	-	-	1,810,748	1,810,748
Unassigned	(4,910)	-	-	(4,910)
 Total Fund Balances	(4,910)	784,962	1,810,748	2,590,800
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 30,054	\$ 784,962	\$1,810,748	\$ 2,625,764

See accompanying notes to financial statements.

Evergreen Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	\$ 2,590,800
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	5,879,273
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,815,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(170,573)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	<u>4,932</u>
Net Position of Governmental Activities	<u><u>\$ (510,568)</u></u>

See accompanying notes to financial statements.

Evergreen Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the 9 Months Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Developer contributions	\$ 61,660	\$ -	\$ 2,195	\$ 63,855
Investment income	-	4,900	21,053	25,953
Total Revenues	<u>61,660</u>	<u>4,900</u>	<u>23,248</u>	<u>89,808</u>
Expenditures				
Current				
General government	66,570	-	-	66,570
Capital outlay	-	-	5,879,273	5,879,273
Debt service				
Other debt service	-	368,165	-	368,165
Total Expenditures	<u>66,570</u>	<u>368,165</u>	<u>5,879,273</u>	<u>6,314,008</u>
Excess of revenues over/(under) Expenditures	<u>(4,910)</u>	<u>(363,265)</u>	<u>(5,856,025)</u>	<u>(6,224,200)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	1,151,974	7,663,026	8,815,000
Transfers in	-	-	3,747	3,747
Transfers out	-	(3,747)	-	(3,747)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>1,148,227</u>	<u>7,666,773</u>	<u>8,815,000</u>
Net change in fund balances	(4,910)	784,962	1,810,748	2,590,800
Fund Balances - January 10, 2019	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances - September 30, 2019	<u>\$ (4,910)</u>	<u>\$ 784,962</u>	<u>\$ 1,810,748</u>	<u>\$ 2,590,800</u>

See accompanying notes to financial statements.

**Evergreen Community Development District
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the 9 Months Ended September 30, 2019**

Net Change in Fund Balances - Total Governmental Funds \$ 2,590,800

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay in the current year. 5,879,273

At the fund level, bond proceeds are recognized as an other financing source, however, the advance increases a liability at the government-wide level. (8,815,000)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period. (170,573)

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available. 4,932

Change in Net Position of Governmental Activities \$ (510,568)

See accompanying notes to financial statements.

Evergreen Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the 9 Months Ended September 30, 2019

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	<u>\$ 83,908</u>	<u>\$ 83,908</u>	<u>\$ 61,660</u>	<u>\$ (22,248)</u>
Expenditures				
Current				
General government	<u>83,908</u>	<u>83,908</u>	<u>66,570</u>	<u>17,338</u>
Net Change in Fund Balances	-	-	(4,910)	(4,910)
Fund Balances - January 10, 2019	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances - September 30, 2019	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (4,910)</u></u>	<u><u>\$ (4,910)</u></u>

See accompanying notes to financial statements.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on January 10, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 19-04 of the Board of County Commissioners of Manatee County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Evergreen Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Evergreen Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for the certain preliminary costs associated with the issuance of new debt.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

c. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$2,590,800, differs from “net position” of governmental activities, \$(510,568), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (construction in progress, that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>5,879,273</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ <u>(8,815,000)</u>
---------------	-----------------------

Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	\$ <u>4,932</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>170,573</u>
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Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$2,590,800, differs from the “change in net position” for governmental activities, \$(510,568), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	<u>\$ 5,879,273</u>
----------------	---------------------

Long-term debt transactions

Issuance of new debt provides current financial resources to governmental funds but increase long-term liabilities in the Statement of Net Position.

Bond proceeds	<u>\$ (8,815,000)</u>
---------------	-----------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ (170,573)</u>
--	---------------------

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	<u>\$ 4,932</u>
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Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$8,691 and the carrying value was \$4,204. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation Fund	24 Days*	\$ 2,595,710

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investments were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Government Obligation represent 100% of the district's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

Capital asset activity for the 9 months ended September 30, 2019 was as follows:

	Balance January 10, 2019	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 5,879,273	\$ -	\$ 5,879,273

**Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE E – INTERFUND ACTIVITY

Transfers at September 30, 2019, consisted of the following:

Transfers In	Transfers Out
Capital Projects Fund	Debt Service Fund
\$	3,747

Transfers from the Debt Service Fund to the Capital Projects Fund were made per the bond indenture.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2019:

Governmental Activities

Long-term debt at January 10, 2019	\$ -
Issuance of long-term debt	8,815,000
Long-term debt at September 30, 2019	\$ 8,815,000

Special Assessment Debt

Long-term debt is comprised of the following:

<p>\$8,815,000 Special Assessment Revenue Bonds, Series 2019 due in annual principal installments, beginning November 1, 2020. Interest is due annually on November 1, beginning November 1, 2019 at rates between 4.125% and 5.125% with a final maturity date of November 1, 2049.</p>	\$ 8,815,000
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Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	\$ -	\$ 422,828	\$ 422,828
2021	140,000	429,550	569,550
2022	150,000	423,569	573,569
2023	155,000	417,278	572,278
2024	160,000	410,781	570,781
2025-2029	905,000	1,945,366	2,850,366
2030-2034	1,130,000	1,717,294	2,847,294
2035-2039	1,435,000	1,398,688	2,833,688
2040-2044	1,835,000	988,791	2,823,791
2045-2049	2,360,000	454,073	2,814,073
2050	545,000	13,966	558,966
Totals	<u>\$ 8,815,000</u>	<u>\$ 8,622,184</u>	<u>\$ 17,437,184</u>

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2019 Special Assessment Revenue Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029 at a redemption price equal to the principal amount of the Series 2019 Special Assessment Revenue Bonds to be redeemed, together with accrued interest to the date of redemption. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Evergreen Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2019 Reserve Account was funded from the proceeds of the Series 2019 Special Assessment Revenue Bonds in amounts equal to the maximum annual debt service of the Series 2019 Special Assessment Revenue Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2019:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Revenue Bonds, Series 2019	\$ 577,100	\$ 577,100

NOTE G – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$63,855 in contributions from the Developer for the 9 months ended September 30, 2019. Additionally, the District has a balance due from the Developer of \$25,850 and due to the Developer of \$7,232.

NOTE H – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Evergreen Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Evergreen Community Development District, as of and for the 9 months ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated June 18, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Evergreen Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Evergreen Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Evergreen Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Evergreen Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Evergreen Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 18, 2020



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Evergreen Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Evergreen Community Development District as of and for the 9 months ended September 30, 2019, and have issued our report thereon dated June 18, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 18, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial period of operations for the District.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Evergreen Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Evergreen Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the Evergreen Community Development District. It is management's responsibility to monitor the Evergreen Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart

To the Board of Supervisors
Evergreen Community Development District

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 18, 2020



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415 FLORIDA STATUTES**

To the Board of Supervisors
Evergreen Community Development District
Manatee County, Florida

We have examined Evergreen Community Development District's compliance with Section 218.415, Florida Statutes during the 9 months ended September 30, 2019. Management is responsible for Evergreen Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Evergreen Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Evergreen Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Evergreen Community Development District's compliance with the specified requirements.

In our opinion, Evergreen Community Development District's complied, in all material respects, with the aforementioned requirements during the 9 months ended September 30, 2019.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 18, 2020

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2020-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Annual Financial Report for Fiscal Year 2019;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2019, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2019, for the period ending September 30, 2019; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2019 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 7th day of August, 2020.

**EVERGREEN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

9

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Evergreen Community Development , a Florida Development District, whose address is 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following Evergreen Phase 1

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment, and appurtenances thereto, including but not limited to, located within or upon that certain real property owned by the SELLER and described below; [and]
2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment and appurtenances thereto, including but not limited to, located within or upon that certain real property owned by the SELLER and described below; [and]
3. No reclaim water line systems included or proposed for the Evergreen Community
4. All storm water drainage systems, specifically not included in sale or conveyance

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 20__.

Signed, sealed and delivered in the presence of Witnesses:

Evergreen Community Development District, a Florida Development District

Print name: Joe Burgess

By: _____

Print Name: Ryan Zook

as its: Vice Chair

Print name: Angela Mathews

2300 Glades Road, Suite 410W

Postal Address

Boca Raton, FL 33431

City

State

Zip

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Ryan Zook as Vice Chair of Evergreen Community Development District], a Florida Development District on behalf of the District. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC Signature

Printed Name

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this _____ day of _____, 20__.

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **CHERI CORYEA** (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification

.

NOTARY PUBLIC Signature

Printed Name

**EVERGREEN
PHASE I**

202041028443

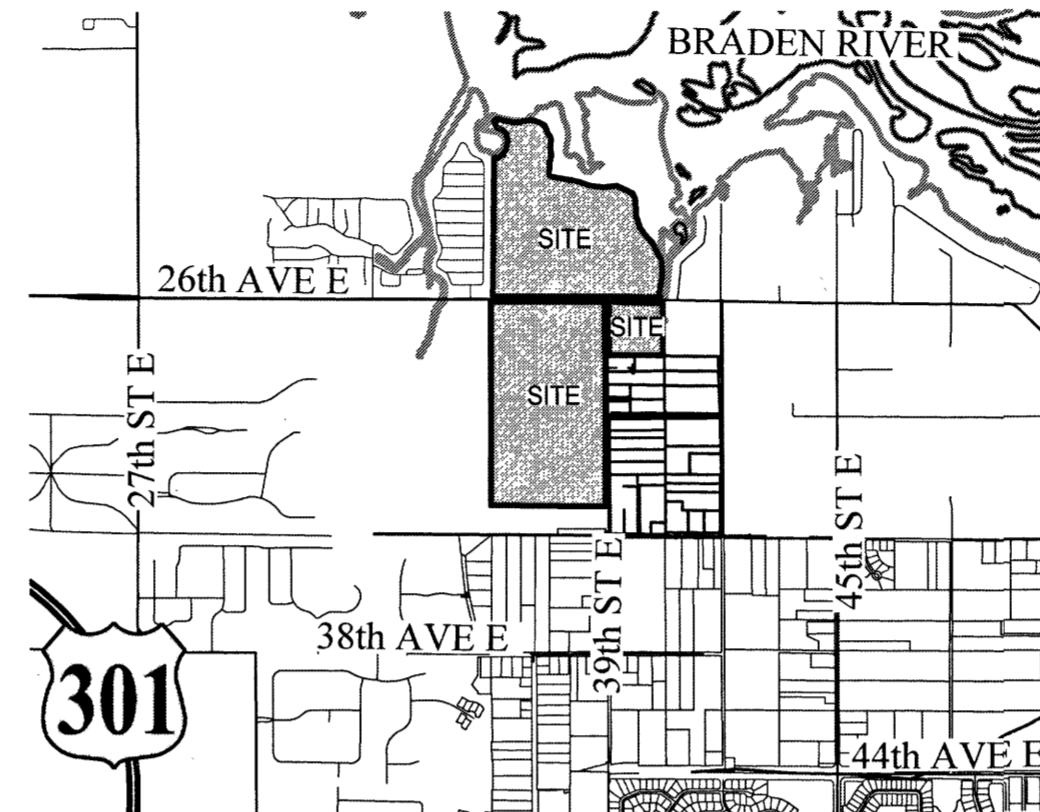
**A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA**

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96 AS RECORDED IN PLAT BOOK 2, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. SAID PARCEL OF LAND IS IN SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST AND SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER SAID SECTION 5, THENCE ALONG THE EAST LINE OF NORTHEAST 1/4 SAID SECTION 5 S00°04'17"E, 639.34 FEET TO THE POINT OF BEGINNING; THENCE N89°21'13"W, A DISTANCE OF 27.13 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 39TH STREET EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°03'27"E, A DISTANCE OF 1740.97 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID NORTH SECTION LINE N89°38'19"W, A DISTANCE OF 1306.68 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST SECTION LINE N00°04'02"E, A DISTANCE OF 2375.45 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 N00°41'57"E, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°50'27"E, A DISTANCE OF 20.00 FEET; THENCE N00°41'57"E, A DISTANCE OF 1580.80 FEET TO THE MEAN HIGH WATER LINE OF BRADEN RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIFTY (50) COURSES: (1) S86°03'06"E, A DISTANCE OF 41.27 FEET; (2) N60°28'55"E, A DISTANCE OF 32.40 FEET; (3) N55°44'29"E, A DISTANCE OF 43.72 FEET; (4) N25°30'35"E, A DISTANCE OF 68.69 FEET; (5) N15°09'53"E, A DISTANCE OF 85.17 FEET; (6) N10°01'17"W, A DISTANCE OF 85.57 FEET; (7) N40°28'51"W, A DISTANCE OF 51.38 FEET; (8) N60°16'00"W, A DISTANCE OF 89.45 FEET; (9) N27°48'53"W, A DISTANCE OF 56.92 FEET; (10) N00°41'57"E, A DISTANCE OF 25.41 FEET; (11) N29°46'59"E, A DISTANCE OF 16.55 FEET; (12) N89°34'19"E, A DISTANCE OF 34.00 FEET; (13) S74°55'47"E, A DISTANCE OF 72.84 FEET; (14) S79°00'46"E, A DISTANCE OF 101.54 FEET; (15) N87°38'54"E, A DISTANCE OF 64.05 FEET; (16) N79°49'16"E, A DISTANCE OF 66.22 FEET; (17) N73°42'07"E, A DISTANCE OF 48.46 FEET; (18) S86°18'00"E, A DISTANCE OF 57.53 FEET; (19) S70°15'19"E, A DISTANCE OF 73.03 FEET; (20) S59°24'15"E, A DISTANCE OF 71.13 FEET; (21) S21°12'10"E, A DISTANCE OF 105.06 FEET; (22) S40°14'49"E, A DISTANCE OF 24.63 FEET; (23) S26°37'26"E, A DISTANCE OF 24.88 FEET; (24) S09°04'00"E, A DISTANCE OF 20.93 FEET; (25) S04°09'54"W, A DISTANCE OF 90.36 FEET; (26) S07°56'31"E, A DISTANCE OF 91.18 FEET; (27) S13°41'59"W, A DISTANCE OF 97.13 FEET; (28) S01°24'14"W, A DISTANCE OF 114.66 FEET; (29) S27°37'29"E, A DISTANCE OF 25.44 FEET; (30) S61°02'15"E, A DISTANCE OF 20.47 FEET; (31) S80°18'16"E, A DISTANCE OF 109.58 FEET; (32) S79°52'16"E, A DISTANCE OF 106.63 FEET; (33) S78°31'48"E, A DISTANCE OF 95.76 FEET; (34) S70°22'18"E, A DISTANCE OF 132.91 FEET; (35) S82°03'07"E, A DISTANCE OF 157.43 FEET; (36) N82°24'17"E, A DISTANCE OF 152.33 FEET; (37) S64°37'04"E, A DISTANCE OF 136.97 FEET; (38) S60°54'01"E, A DISTANCE OF 65.07 FEET; (39) S25°51'06"E, A DISTANCE OF 65.41 FEET; (40) S05°06'55"E, A DISTANCE OF 57.21 FEET; (41) S00°43'23"E, A DISTANCE OF 126.29 FEET; (42) S18°06'25"E, A DISTANCE OF 146.96 FEET; (43) S32°47'05"E, A DISTANCE OF 105.20 FEET; (44) S43°38'10"E, A DISTANCE OF 135.77 FEET; (45) S22°03'14"E, A DISTANCE OF 99.34 FEET; (46) S30°36'09"E, A DISTANCE OF 107.62 FEET; (47) S04°10'29"E, A DISTANCE OF 175.65 FEET; (48) S09°41'29"W, A DISTANCE OF 228.78 FEET; (49) S07°26'29"E, A DISTANCE OF 14.26 FEET; (50) S38°47'04"E, A DISTANCE OF 25.75 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF SAID PUBLIC RECORDS; THENCE S00°05'04"W, A DISTANCE OF 64.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°44'52"E, A DISTANCE OF 29.21 FEET; THENCE S00°05'04"W, A DISTANCE OF 600.73 FEET TO THE SOUTH LINE OF LOT 90 OF SAID ELWOOD PARK PLAT OF SAID PUBLIC RECORDS; THENCE N89°21'13"W, A DISTANCE OF 632.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 143.78 ACRES, MORE OR LESS.



DESCRIPTION (CONTINUED)

LESS:

A PARCEL OF LAND BEING A PORTION OF ELWOOD PARK AS RECORDED IN PLAT BOOK 2, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. SAID PARCEL OF LAND IN SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST AND SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 S00°04'17"E, A DISTANCE OF 639.34 FEET TO THE POINT OF BEGINNING; THENCE N89°21'13"W, A DISTANCE OF 27.13 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 39TH STREET EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE N00°03'27"W, A DISTANCE OF 606.11 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°50'27"W, A DISTANCE OF 1301.55 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST SECTION LINE N00°04'02"E, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 N00°41'57"E, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S89°50'27"E, A DISTANCE OF 1333.91 FEET; (2) S88°44'39"E, A DISTANCE OF 599.71 FEET; THENCE S00°05'04"W, A DISTANCE OF 64.95 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 93, PAGE 444 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N88°44'52"W, A DISTANCE OF 585.44 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 39TH STREET EAST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S00°04'17"E, A DISTANCE OF 607.25 FEET TO THE NORTHWEST CORNER OF LOT 88 OF SAID ELWOOD PARK PLAT OF SAID PUBLIC RECORDS; THENCE N89°21'13"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.57 ACRES, MORE OR LESS.

NET AREA OF 140.21 ACRES, MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE EAST SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST HAVING A BEARING OF S00°04'17"E. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE "MANATEE G. STROOP CORS-ARP" (PID DL6781). THE PUBLISHED VALUES OF "COB 1018" (PID D06902) AND "A700" (PID DL1772), WERE USED TO VALIDATE THE PROJECT COORDINATES.
2. THE PROPERTY LIES WITHIN FLOOD ZONES "X" & "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 12081C0307E DATED MARCH 17, 2014.
3. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
4. VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
5. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT IS RECORDED IN THE OFFICIAL RECORDS INSTRUMENT NUMBER 202041028443, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
6. TOTAL NET ACREAGE ±140.21, EVERGREEN PHASE I, A SUBDIVISION.
7. ALL EASEMENTS DEPICTED ON THE PLAT ARE PRIVATE UNLESS SPECIFICALLY LABELED AS PUBLIC.
8. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK "COB 1019" (PID #D06903) HAVING AN ELEVATION OF 13.32 NAVD 1988 AND ELEVATION OF 14.29 NGVD 1929.
9. TRACTS 200, 201 (RECREATIONAL AREA), & 300 (PRIVATE ROADWAY/PUBLIC DRAINAGE/PUBLIC UTILITY EASEMENT) ARE RESERVED BY SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOR CONVEYANCE TO THE EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION.
10. TRACTS 700, 701, & 702 (FUTURE DEVELOPMENT) ARE RESERVED BY SFTEN, LLC, DELAWARE LIMITED LIABILITY COMPANY.
11. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) PROVIDED A MEAN HIGH WATER SURVEY PROCEDURAL APPROVAL ON FEBRUARY 05, 2019, SIGNED BY LAMAR EVERS, P.S.M. THIS APPROVAL CALLED FOR A MEAN HIGH WATER ELEVATION OF 0.59 FEET NAVD 1988 TO BE USED ON THIS SITE. THIS MEAN HIGH WATER ELEVATION WAS CONVERTED TO NGVD 1929 ELEVATION USING THE USACE CORPSCON PROGRAM, WHICH CALCULATED A NGVD 1929 MEAN HIGH WATER ELEVATION APPROVAL. THIS MEAN HIGH WATER SURVEY COMPLIES WITH CHAPTER 177, PART 2 OF THE FLORIDA STATUTES, AND WAS APPROVED BY THE FDEP ON FEBRUARY 05, 2019 USING THE MEAN HIGH WATER SURVEY FILE # 7098.
12. MAINTAINED RIGHT-OF-WAY PURSUANT TO FLORIDA STATUTE 95.361 AND REVIEWED AND APPROVED IN THE FIELD BY DANNY THOMAS, MANATEE COUNTY PUBLIC WORKS SUPERVISOR, ON MAY 2019.

"Exhibit A"

ZNS ENGINEERING, L.C.

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

**CERTIFICATE OF OWNERSHIP
AND DEDICATION**

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, JOHN SNYDER, AS AUTHORIZED SIGNATORY OF SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED EVERGREEN, PHASE I, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - ALL EASEMENTS DESIGNATED AS "PUBLIC" AND/OR "MANATEE COUNTY", SHOWN ON PLAT.
 - PUBLIC RIGHT-OF-WAY ACROSS TRACTS 1 & 4, CALAMITY TERRACE, ROCK SOUND STREET, NIPPERS DRIVE, MANNERED GOLD AVENUE, SILKEN PEACOCK COURT, & GREAT ABACO WAY.
 - THE PUBLIC UTILITY EASEMENT ACROSS TRACT 300, CALAMITY TERRACE, ROCK SOUND STREET, NIPPERS DRIVE, MANNERED GOLD AVENUE, SILKEN PEACOCK COURT, & GREAT ABACO WAY; TOGETHER WITH A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACT FOR INSTALLATION, OPERATION AND MAINTENANCE, OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 300 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY, MAINTENANCE PERSONNEL.
 - EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENTS (TRACTS 400 & 401) AS SHOWN ON SHEETS 10 & 17 FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.
- TO EVERGREEN COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT, ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED:
 - PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND THROUGH ALL AREAS ON THIS PLAT DESIGNATED AS "DRAINAGE EASEMENT", FOR DRAINAGE PURPOSES, INCLUDING THE INSTALLATION, INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF PIPES AND OTHER DRAINAGE FACILITIES, AND FOR THE FLOWAGE AND OTHER CONVEYANCE AND CONTROL OF STORM WATERS, TOGETHER WITH THE RIGHT OF ACCESS FOR CARRYING OUT OTHER PURPOSES.
 - A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH TRACT 300, CALAMITY TERRACE, ROCK SOUND STREET, NIPPERS DRIVE, MANNERED GOLD AVENUE, SILKEN PEACOCK COURT, & GREAT ABACO WAY FOR THE CONSTRUCTION AND INSTALLATION OF FACILITIES AUTHORIZED BY THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT.
 - TRACTS 100 THROUGH 104 (OPEN SPACE)
 - TRACT 105 (OPEN SPACE/WETLAND BUFFER/WETLAND AREA)
 - TRACTS 400 & 401
 - TRACTS 500, 501, 503, 505, & 506 (LAKE MAINTENANCE & DRAINAGE EASEMENT)
 - TRACTS 502 & 504 (OPEN SPACE/LAKE MAINTENANCE & DRAINAGE EASEMENT)

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 11th DAY OF MARCH, 2020.

SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: D.R. HORTON, INC., A DELAWARE CORPORATION

BY: JOHN SNYDER, VICE PRESIDENT

WITNESSES:

Zamir Ode (SIGNATURE) Joe Burgess (SIGNATURE)
ZAMIR ODE (PRINT NAME) JOE BURGESS (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MARCH, 2020, BY JOHN SNYDER, AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.



Angela M. Mathews
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 06/19/2022

(STAMP)

CERTIFICATE OF ACCEPTANCE

I, RYAN ZOOK AS CHAIRMAN, ON BEHALF OF THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DO HEREBY ACCEPT ALL DEDICATIONS TO THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT AS SHOWN HEREON.

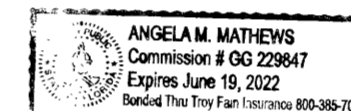
BY: [Signature]
RYAN ZOOK, AS CHAIRMAN

WITNESSES:

Zamir Ode (SIGNATURE) Joe Burgess (SIGNATURE)
ZAMIR ODE (PRINT NAME) JOE BURGESS (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MARCH, 2020, BY RYAN ZOOK, AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE EVERGREEN COMMUNITY DEVELOPMENT DISTRICT LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID DISTRICT THE ABOVE NAME PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.



Angela M. Mathews
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 06/19/2022
(STAMP)

**CERTIFICATE OF APPROVAL
OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 08, PAGES 27 THROUGH 52, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 10th DAY OF MARCH, 2020.

Daniel R. Wolfson, DC
CLERK OF CIRCUIT COURT MANATEE COUNTY, FLORIDA



**CERTIFICATE OF APPROVAL
OF BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 10th DAY OF MARCH, 2020.



BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
[Signature]
CHAIRMAN

ATTEST:

Daniel R. Wolfson, DC
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

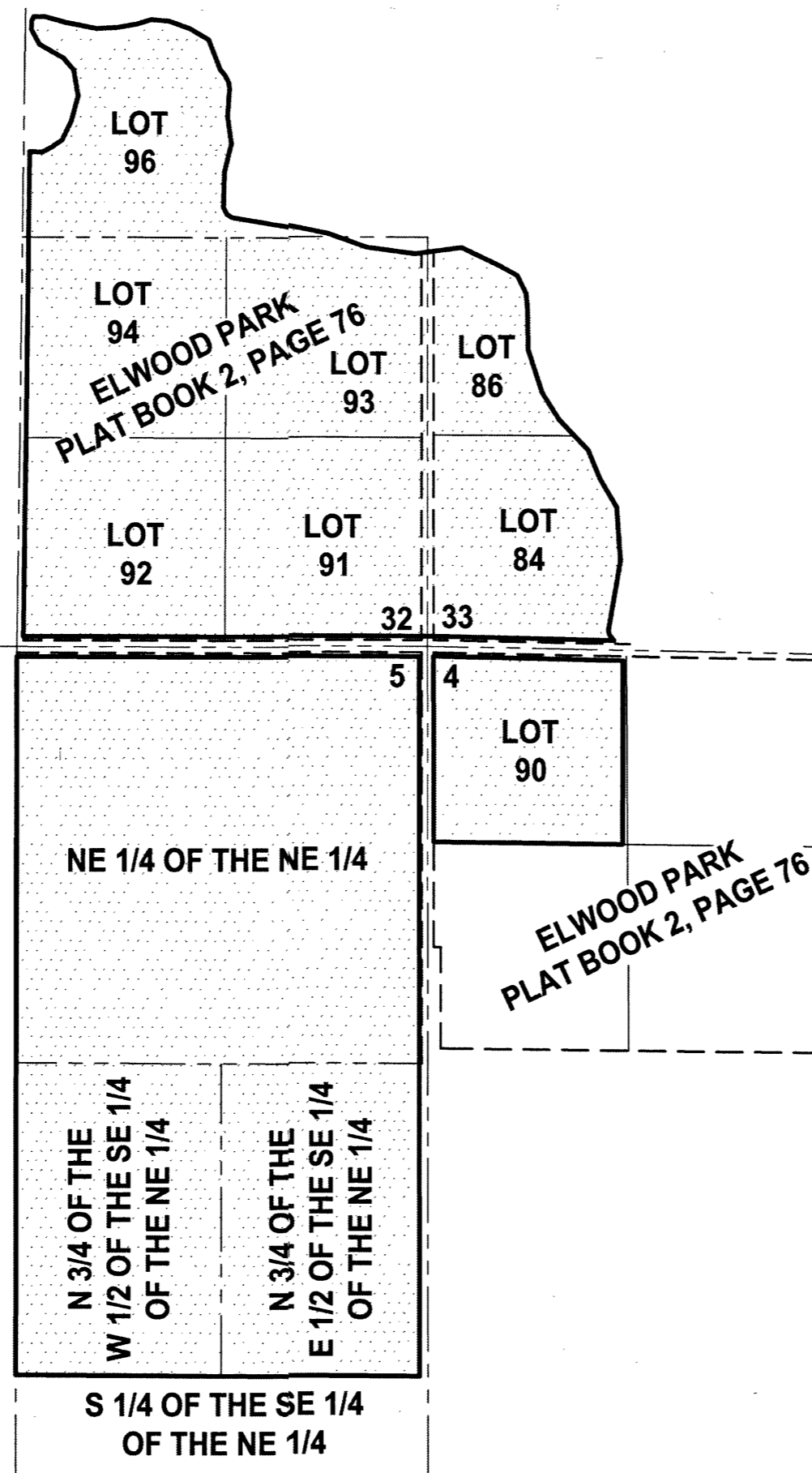
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

"Exhibit A"

EVERGREEN PHASE I

A SUBDIVISION
 BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
 IN
 SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY THE "COMPANY", ITS SUCCESSORS OR ASSIGNS, EASEMENTS TO TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS. THIS WILL INCLUDE THE UTILITY FOR CABLE TV AND TELECOMMUNICATIONS. ALL UTILITIES WILL BE PLACED UNDERGROUND.

UTILITY EASEMENT

THE "COMPANY" DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO MANATEE COUNTY, FLORIDA, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

DRAINAGE EASEMENTS

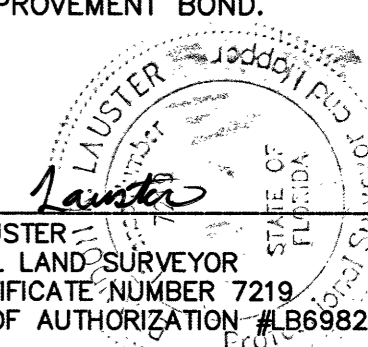
THE "COMPANY" DOES HEREBY GRANT NONEXCLUSIVE PUBLIC DRAINAGE EASEMENT TO MANATEE COUNTY FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE EASEMENT".

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, LOT CORNERS AND BENCH MARKS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 3-9-2020

SIGNATURE: Brandon Lauster
 BRANDON LAUSTER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NUMBER 7219
 CERTIFICATE OF AUTHORIZATION #B6982



TRACT DESIGNATION

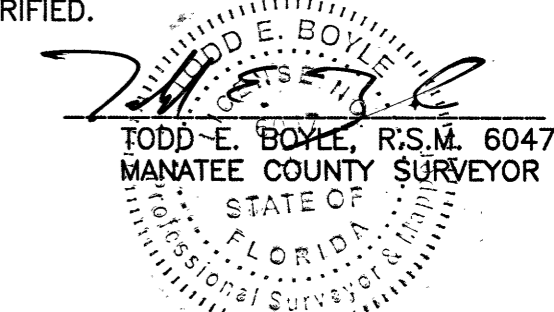
TRACTS 1 & 4:	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TRACTS 2, 3, & 5:	FUTURE RIGHT-OF-WAY
TRACT 6:	FUTURE RIGHT-OF-WAY/PUBLIC DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
TRACTS 100 TO 104:	OPEN SPACE
TRACT 105:	OPEN SPACE/WETLAND BUFFER/WETLAND AREA
TRACT 200 & 201:	RECREATIONAL AREA
TRACT 300:	PRIVATE ROADWAY/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
TRACT 400 & 401:	EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT
TRACTS 500, 501, 503, 505, 506:	LAKE MAINTENANCE & DRAINAGE EASEMENT
TRACTS 502 & 504:	OPEN SPACE/LAKE MAINTENANCE & DRAINAGE EASEMENT
TRACTS 700, 701, & 702:	FUTURE DEVELOPMENT

**CERTIFICATE OF APPROVAL
 OF THE COUNTY SURVEYOR**

STATE OF FLORIDA)
 COUNTY OF MANATEE) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

3/13/2020
 DATE



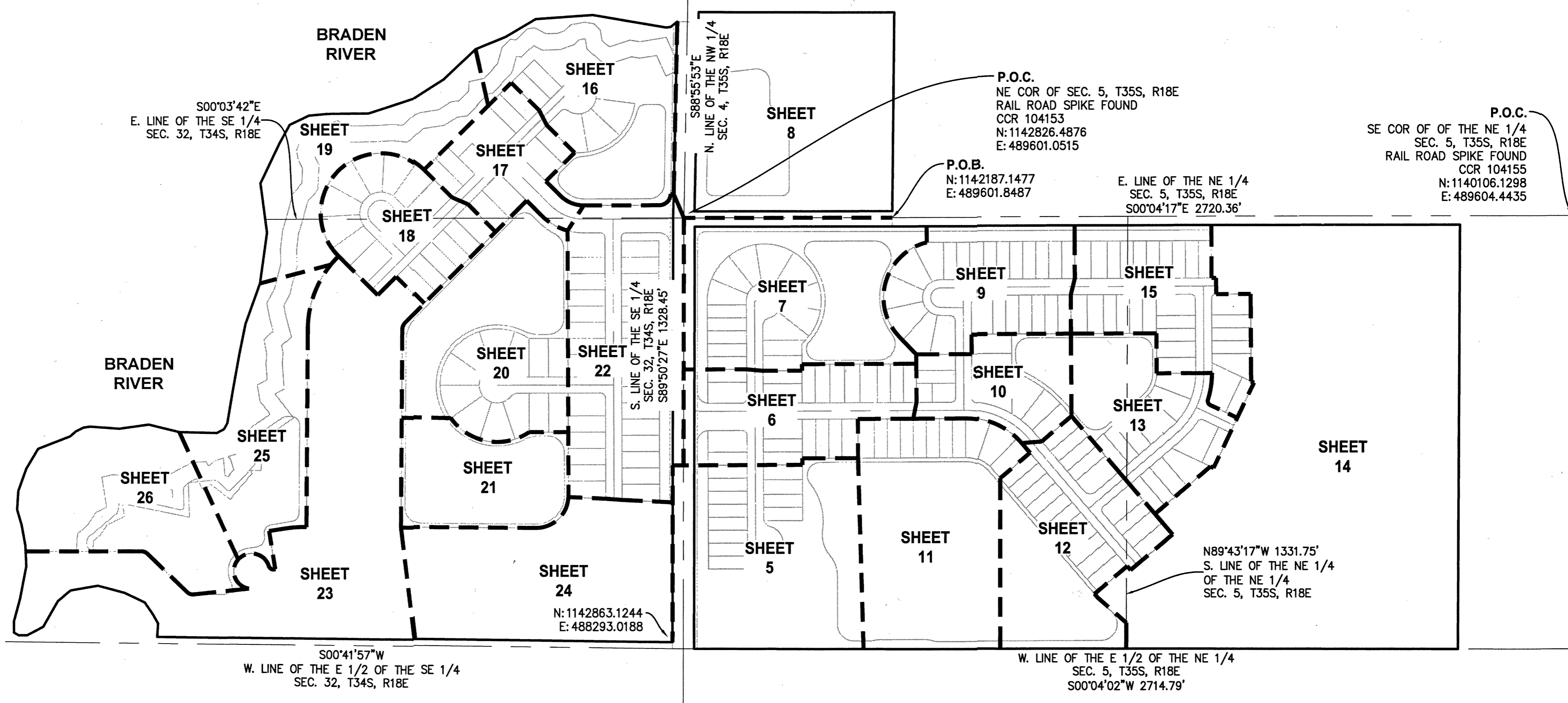
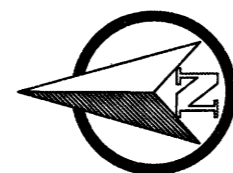
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MANATEE COUNTY, FLORIDA



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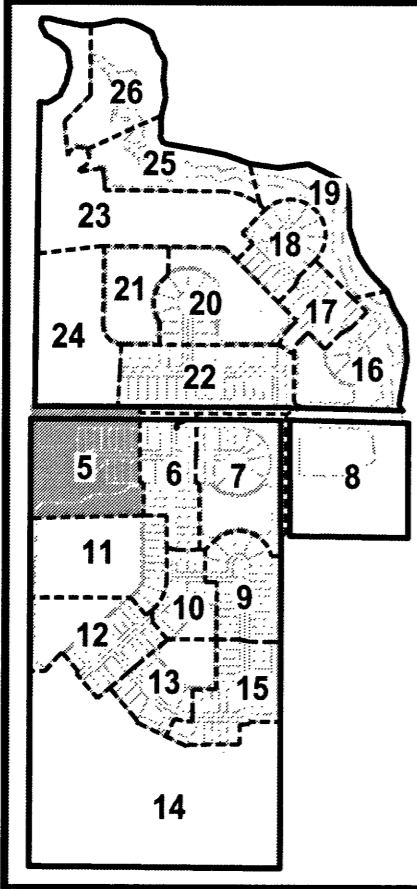
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MANATEE COUNTY, FLORIDA

- TRACT 5 FUTURE RIGHT-OF-WAY
- TRACT 100 OPEN SPACE
- TRACT 101 OPEN SPACE
- TRACT 201 RECREATIONAL AREA
- TRACT 500 LAKE MAINTENANCE & DRAINAGE EASEMENT

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KEY MAP

DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C300	89.40'	40.00'	128°03'27"	S64°14'21"E
C308	78.54'	50.00'	90°00'00"	N45°04'02"E
C309	69.60'	100.00'	39°52'41"	N70°07'42"E
C310	23.40'	100.00'	13°24'20"	N83°21'52"E
C311	46.20'	100.00'	26°28'21"	N63°25'31"E
C312	84.23'	100.00'	48°15'35"	N74°19'08"E
C313	152.39'	187.00'	46°41'26"	N75°06'13"E
C314	29.34'	187.00'	8°59'22"	S86°02'45"E
C315	123.05'	187.00'	37°42'04"	N70°36'32"E

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C504	245.28'	55.00'	255°31'21"	S37°58'18"E
C505	158.89'	55.00'	165°31'21"	S82°58'18"E
C506	26.59'	25.00'	60°56'56"	S44°44'30"W
C507	32.95'	25.00'	75°31'21"	N52°01'42"E

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C103	41.80'	55.00'	43°32'52"	N68°00'57"E
C104	44.59'	55.00'	46°27'08"	N23°00'57"E
C105	6.36'	25.00'	14°34'25"	S82°30'10"W

LEGEND:

- - 5/8" IRON ROD (FOUND AS NOTED)
- ⊠ - PERMANENT REFERENCE MONUMENT SET
4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
- ⊞ - PERMANENT REFERENCE MONUMENT SET
4"x4" CONCRETE MONUMENT
(WITNESS P.R.M. LB6982)
- ⊙ - PERMANENT CONTROL POINT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
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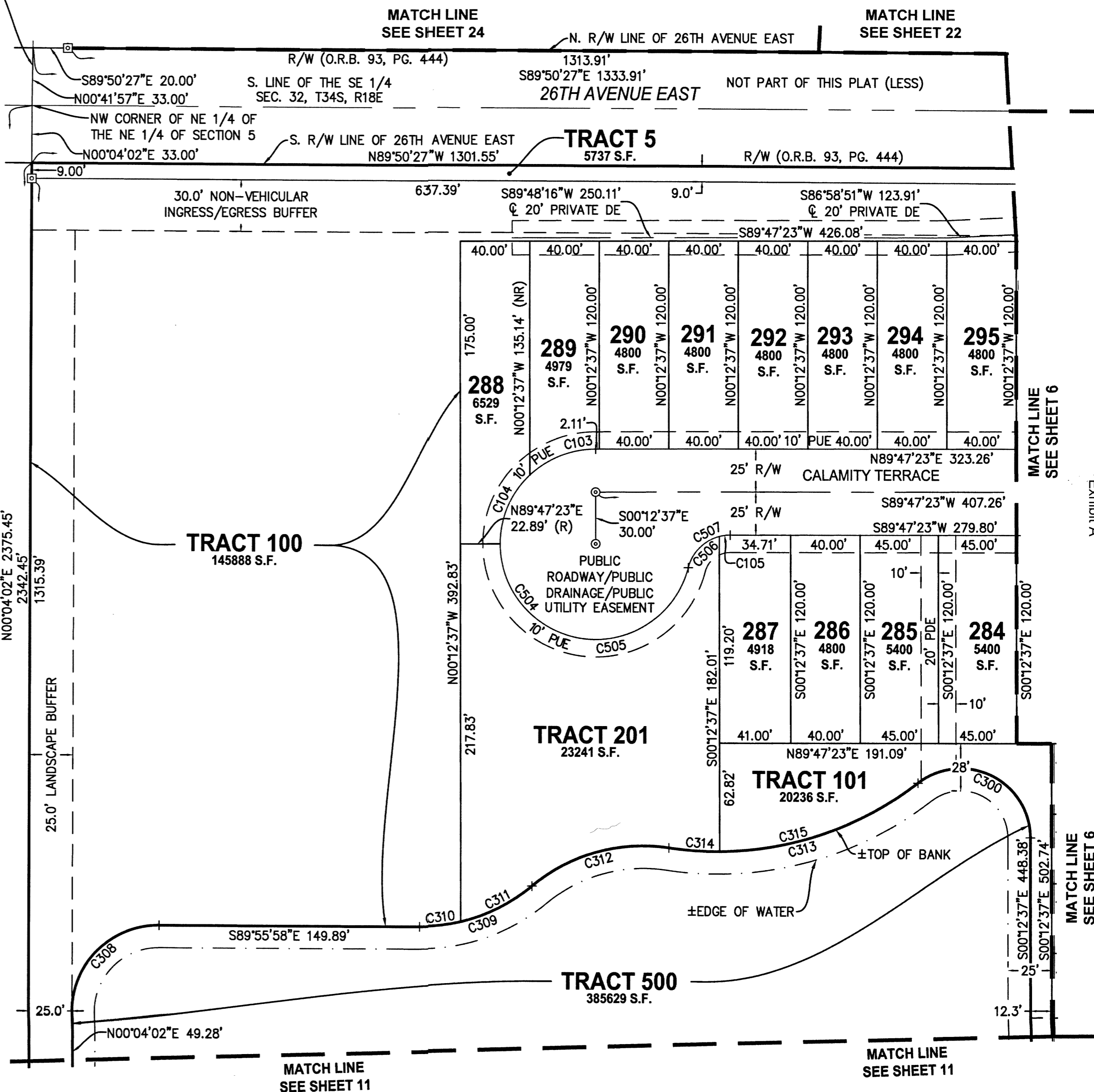


SCALE 1"=50'

UNPLATTED

W. LINE OF THE E 1/2
OF THE SE 1/4
SEC. 32, T34S, R18E

W. LINE OF THE E 1/2 OF THE NE 1/4
SEC. 5, T35S, R18E
N00°04'02"E 2375.45'
2342.45'
1315.39'



MATCH LINE
SEE SHEET 6

MATCH LINE
SEE SHEET 6

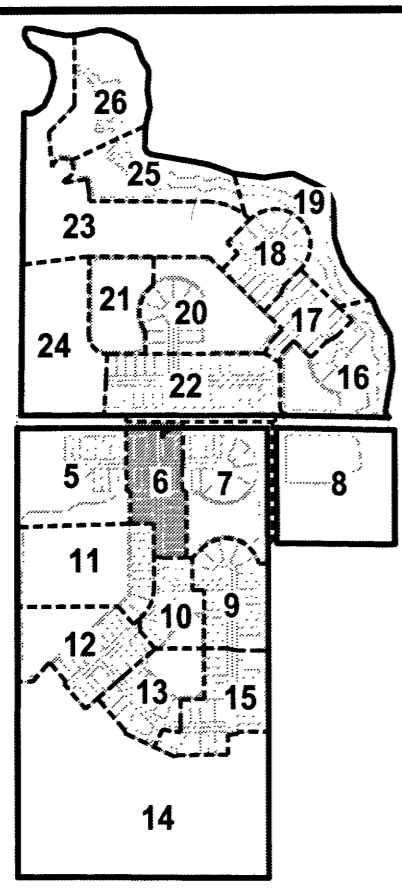
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201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

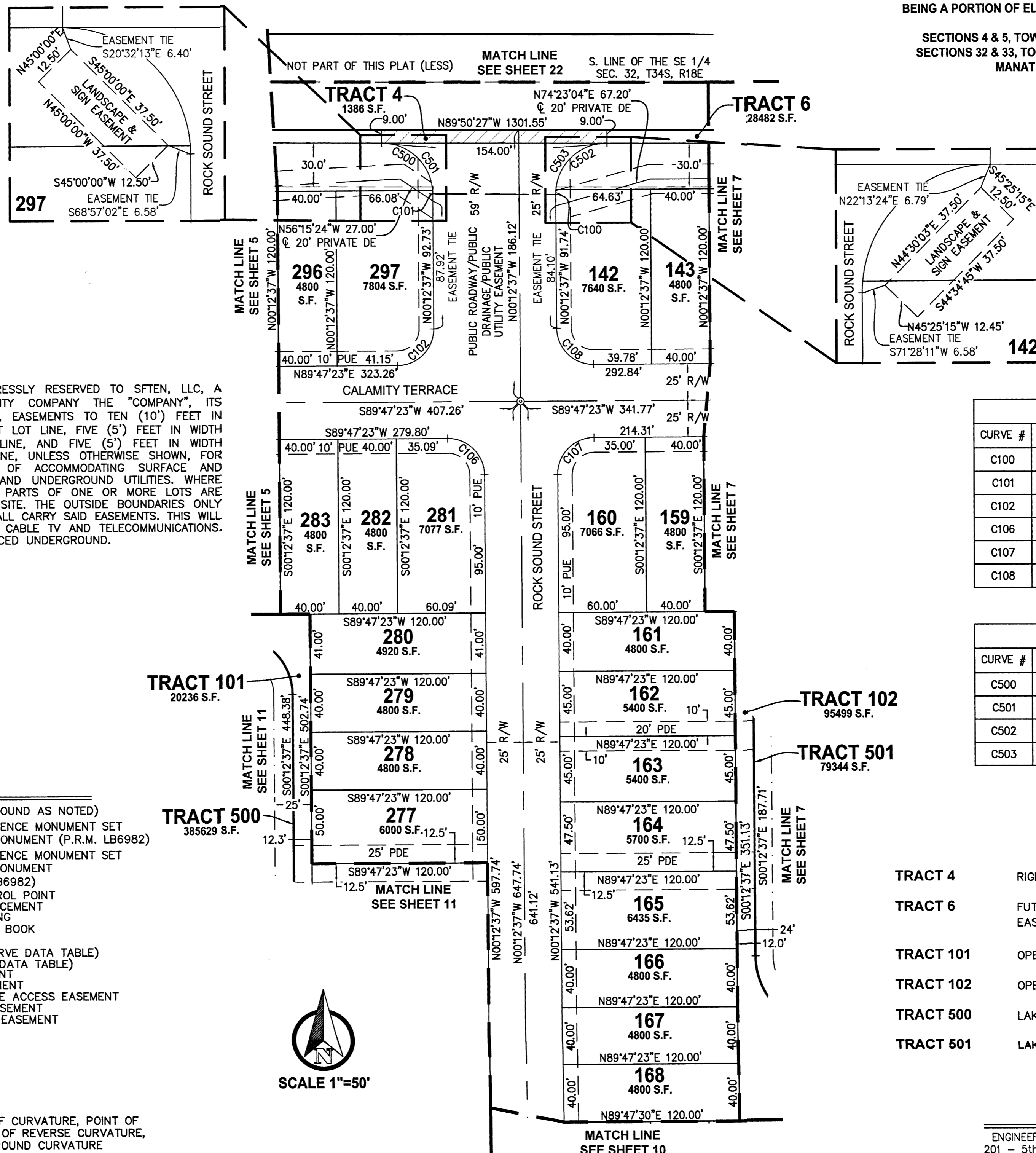
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- +



SCALE 1"=50'

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C100	3.27'	35.00'	5'21'03"	S02'27'54"W
C101	2.27'	35.00'	3'43'13"	N02'04'14"W
C102	39.27'	25.00'	90'00'00"	N44'47'23"E
C106	39.27'	25.00'	90'00'00"	N45'12'37"W
C107	39.27'	25.00'	90'00'00"	S44'47'23"W
C108	39.27'	25.00'	90'00'00"	S45'12'37"E

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C500	52.48'	35.00'	85'54'37"	N46'53'09"W
C501	54.75'	35.00'	89'37'45"	N45'01'30"W
C502	51.93'	35.00'	85'01'07"	S47'38'59"W
C503	55.20'	35.00'	90'22'10"	S44'58'28"W

- TRACT 4 RIGHT-OF-WAY DEDICATED BY THIS PLAT
- TRACT 6 FUTURE RIGHT-OF-WAY/PUBLIC DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
- TRACT 101 OPEN SPACE
- TRACT 102 OPEN SPACE
- TRACT 500 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 501 LAKE MAINTENANCE & DRAINAGE EASEMENT

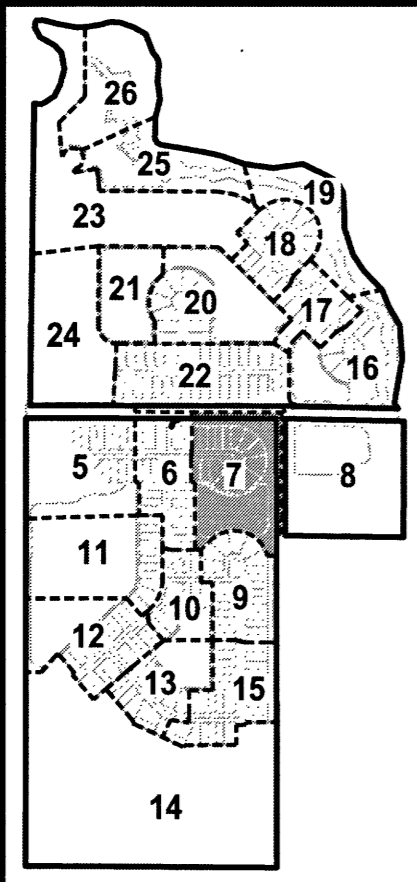
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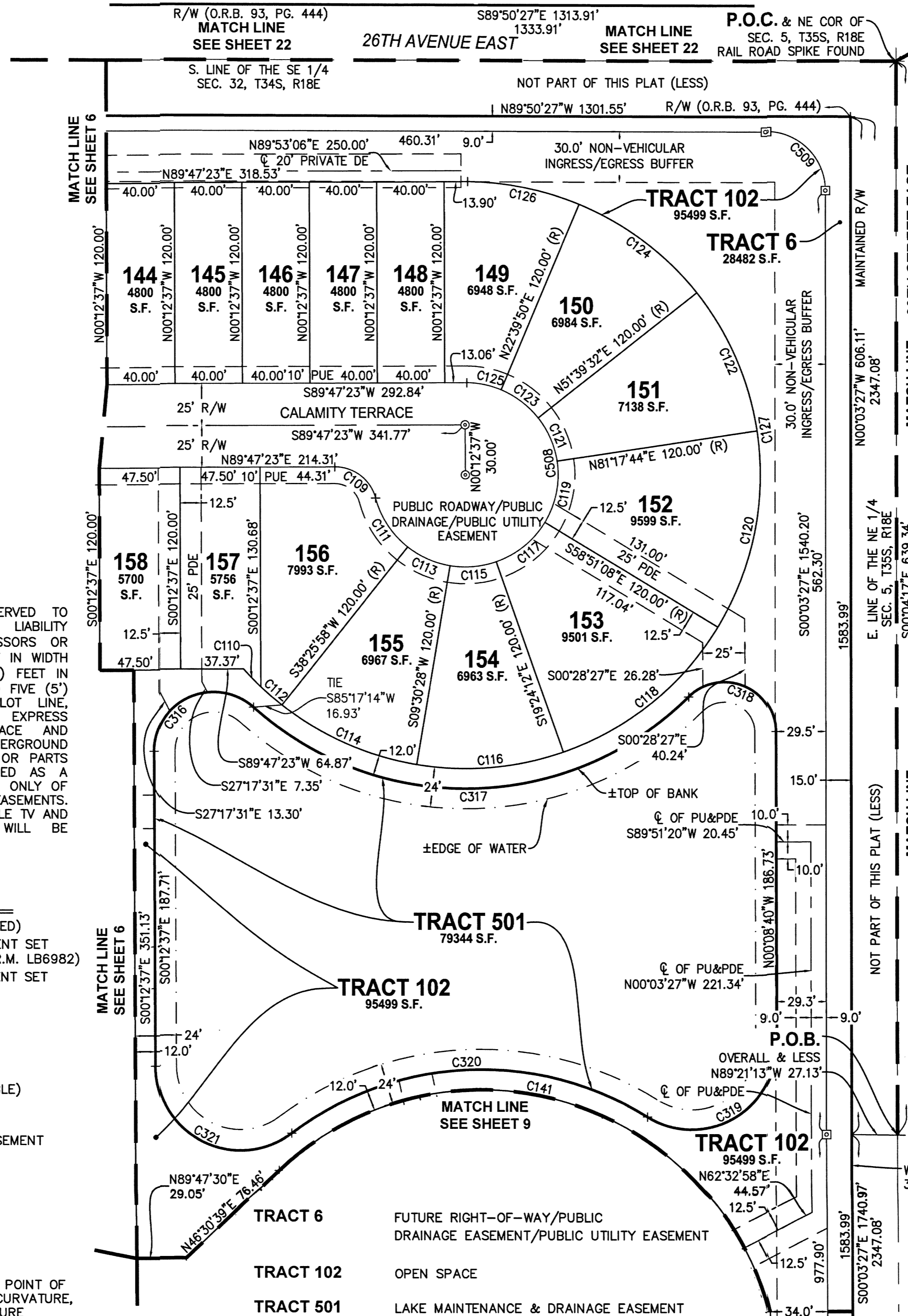
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PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C109	32.95'	25.00'	75°30'31"	N52°27'57"W
C110	14.72'	175.00'	4°49'15"	S43°42'27"E
C111	35.40'	55.00'	36°52'44"	S33°07'40"E
C112	16.64'	175.00'	5°26'57"	S48°50'33"E
C113	27.77'	55.00'	28°55'30"	S66°01'47"E
C114	88.35'	175.00'	28°55'30"	S66°01'47"E
C115	27.75'	55.00'	28°54'40"	N85°03'08"E
C116	88.30'	175.00'	28°54'40"	N85°03'08"E
C117	37.87'	55.00'	39°26'56"	N50°52'20"E
C118	120.49'	175.00'	39°26'56"	N50°52'20"E
C119	38.26'	55.00'	39°51'08"	N11°13'18"E
C120	121.72'	175.00'	39°51'08"	N11°13'18"E
C121	28.45'	55.00'	29°38'13"	N23°31'22"W
C122	90.52'	175.00'	29°38'13"	N23°31'22"W
C123	27.83'	55.00'	28°59'42"	N52°50'19"W
C124	88.56'	175.00'	28°59'42"	N52°50'19"W
C125	20.88'	55.00'	21°45'16"	N78°12'48"W
C126	67.95'	175.00'	22°14'47"	N78°27'34"W
C127	697.26'	175.00'	228°17'08"	N24°33'36"E
C141	365.03'	175.00'	119°30'49"	N73°37'50"W

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C508	244.21'	55.00'	254°24'08"	N38°06'38"E
C509	54.85'	35.00'	89°46'59"	N44°56'57"W

DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C316	80.89'	35.00'	132°25'30"	S66°00'08"W
C317	284.96'	187.00'	87°18'35"	S88°33'35"W
C318	70.66'	30.00'	134°57'03"	N67°37'11"W
C319	106.01'	50.00'	121°28'36"	N60°56'34"E
C320	224.52'	187.00'	68°47'36"	N87°17'29"E
C321	111.33'	50.00'	127°34'36"	S63°34'09"E



SCALE 1"=50'

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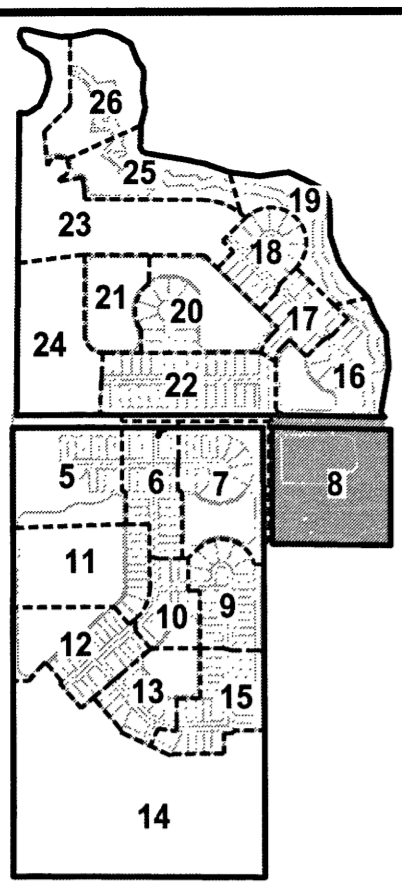
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TRACT 505 LAKE MAINTENANCE & DRAINAGE EASEMENT
TRACT 701 FUTURE DEVELOPMENT



SCALE 1"=50'



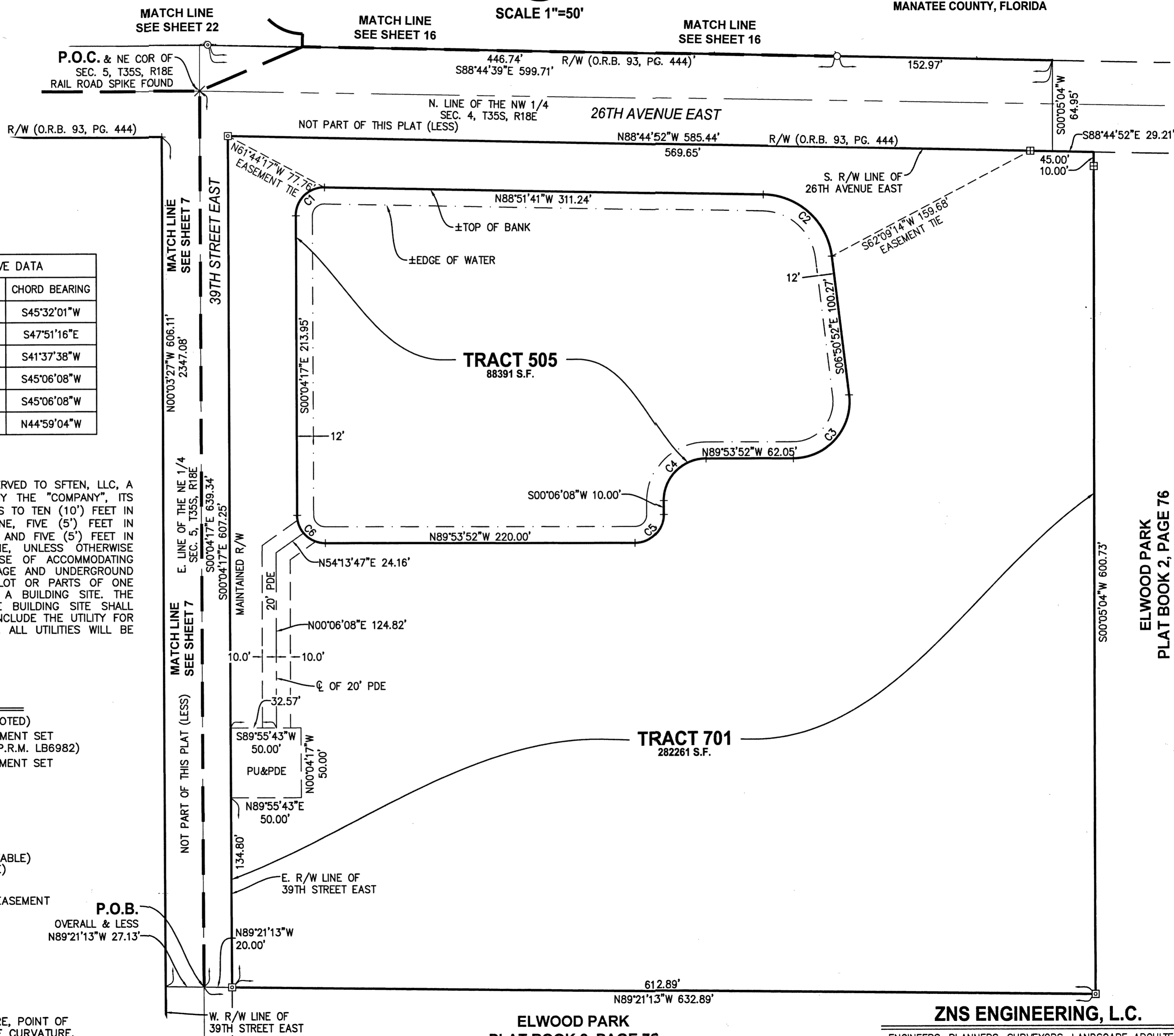
KEY MAP

DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C1	31.84'	20.00'	91°12'36"	S45°32'01"W
C2	71.57'	50.00'	82°00'50"	S47°51'16"E
C3	67.68'	40.00'	96°57'00"	S41°37'38"W
C4	47.12'	30.00'	90°00'00"	S45°06'08"W
C5	31.42'	20.00'	90°00'00"	S45°06'08"W
C6	31.36'	20.00'	89°49'34"	N44°59'04"W

THERE ARE HEREBY EXPRESSLY RESERVED TO SFTEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY THE "COMPANY", ITS SUCCESSORS OR ASSIGNS, EASEMENTS TO TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS. THIS WILL INCLUDE THE UTILITY FOR CABLE TV AND TELECOMMUNICATIONS. ALL UTILITIES WILL BE PLACED UNDERGROUND.

LEGEND:

- - 5/8" IRON ROD (FOUND AS NOTED)
- ⊠ - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
- ⊞ - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (WITNESS P.R.M. LB6982)
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- L - ARC LENGTH
- C - CHORD LENGTH
- CB - CHORD BEARING
- +



ELWOOD PARK
PLAT BOOK 2, PAGE 76

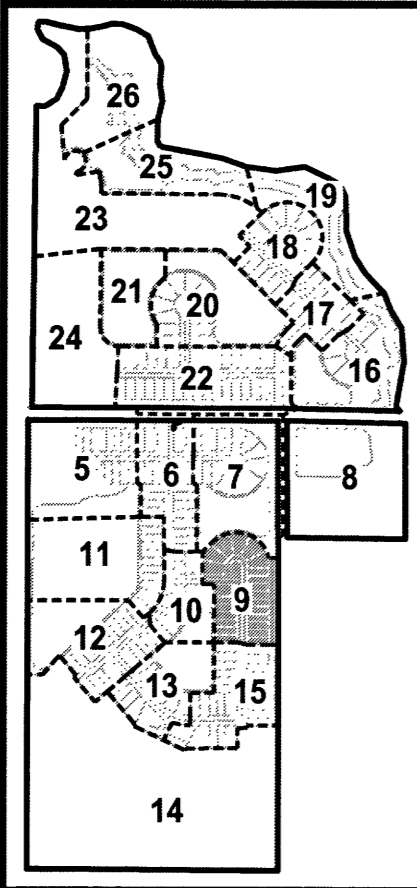
"Exhibit A"

ELWOOD PARK
PLAT BOOK 2, PAGE 76

ZNS ENGINEERING, L.C.
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



KEY MAP

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PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C130	38.66'	25.00'	88°35'28"	N45°29'46"E
C131	9.13'	55.00'	9°30'31"	S05°57'18"W
C132	29.46'	55.00'	30°41'18"	S26°03'12"W
C133	34.96'	55.00'	36°25'19"	S59°36'31"W
C134	95.32'	175.00'	31°12'24"	S62°12'58"W
C135	34.96'	55.00'	36°25'12"	N83°58'14"W
C136	111.24'	175.00'	36°25'12"	N83°58'14"W
C137	36.77'	55.00'	38°18'36"	N46°36'20"W
C138	117.01'	175.00'	38°18'36"	N46°36'20"W
C139	26.31'	55.00'	27°24'35"	N13°44'44"W
C140	41.47'	175.00'	13°34'37"	N20°39'43"W
C141	365.03'	175.00'	119°30'49"	N73°37'50"W
C172	39.30'	25.00'	90°03'51"	N45°10'35"W

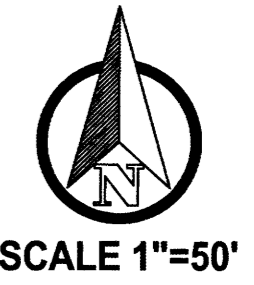
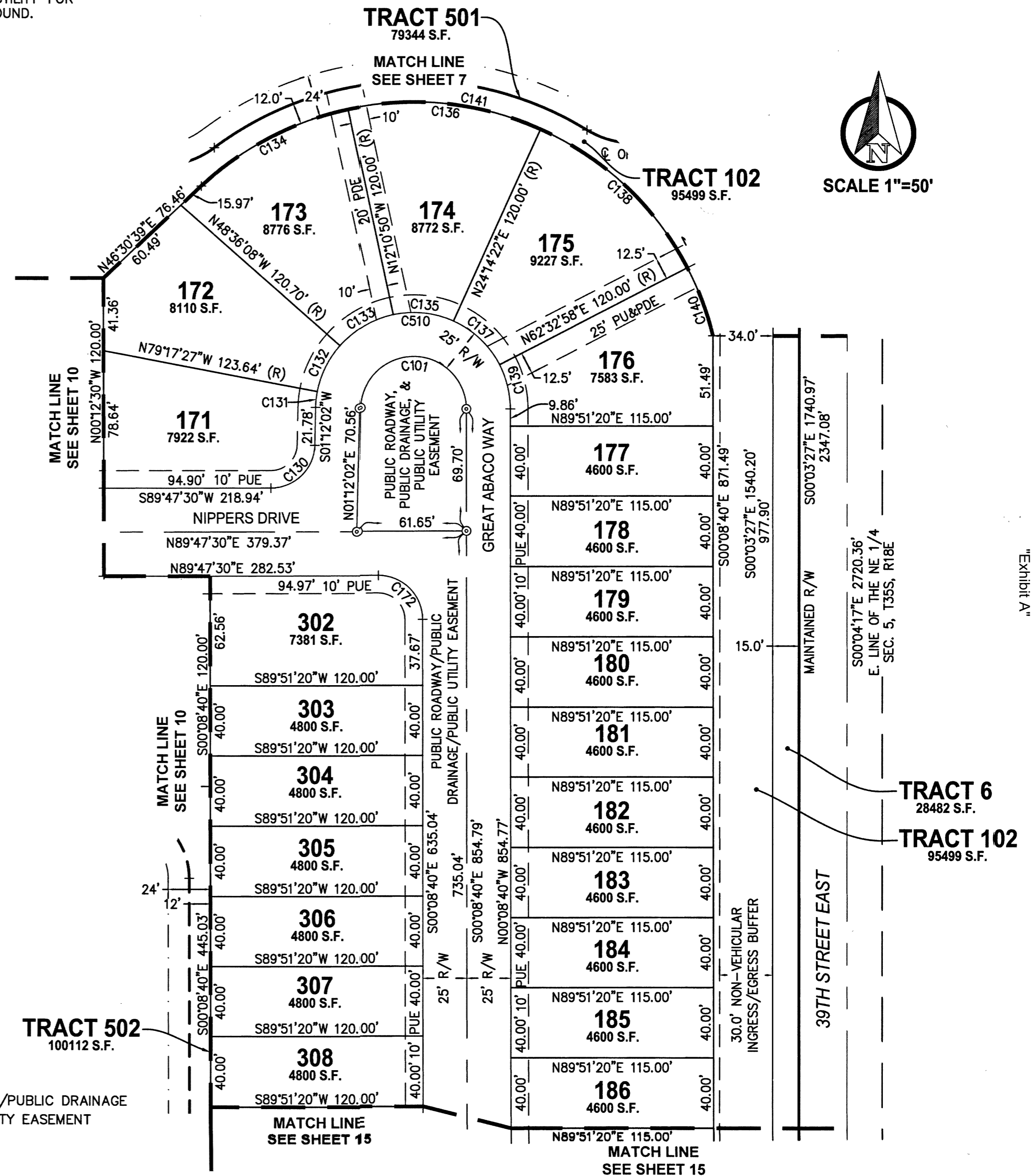
RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C510	171.60'	55.00'	178°45'31"	N89°25'12"W

CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C101	93.62'	30.00'	178°47'43"	93.62'	S89°24'06"E	2853.70'

LEGEND:

- - 5/8" IRON ROD (FOUND AS NOTED)
- ⊠ - PERMANENT REFERENCE MONUMENT SET
4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
- ⊞ - PERMANENT REFERENCE MONUMENT SET
4"x4" CONCRETE MONUMENT
(WITNESS P.R.M. LB6982)
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- P.O.B. - POINT OF BEGINNING
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- C - CHORD LENGTH
- CB - CHORD BEARING
- ⊕ - DENOTES POINT OF CURVATURE, POINT OF TANGENCY, POINT OF REVERSE CURVATURE, & POINT OF COMPOUND CURVATURE

- TRACT 6** FUTURE RIGHT-OF-WAY/PUBLIC DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
- TRACT 102** OPEN SPACE
- TRACT 501** LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 502** LAKE MAINTENANCE & DRAINAGE EASEMENT



TRACT 6
28482 S.F.

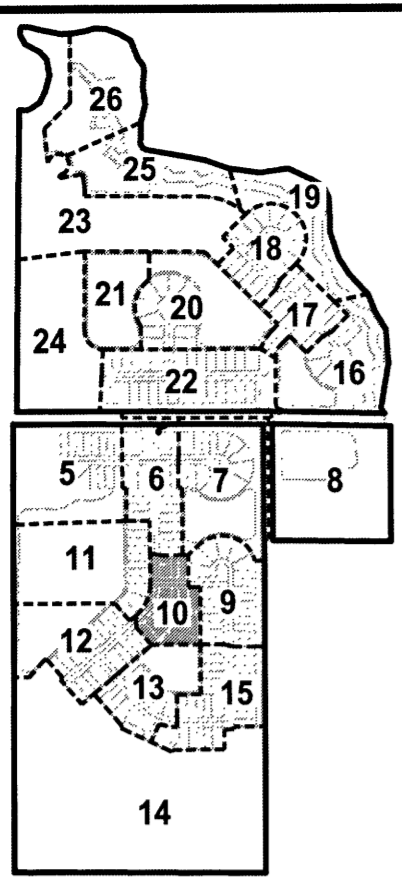
TRACT 102
95499 S.F.

ZNS ENGINEERING, L.C.

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- TRACT 103** OPEN SPACE
- TRACT 400** EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT
- TRACT 502** LAKE MAINTENANCE & DRAINAGE EASEMENT

CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C100	212.91'	245.00'	49°47'32"	212.91'	N24°41'09"E	113.70'

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C511	191.19'	220.00'	49°47'32"	N24°41'09"E
C512	194.78'	270.00'	41°20'04"	N28°54'53"E

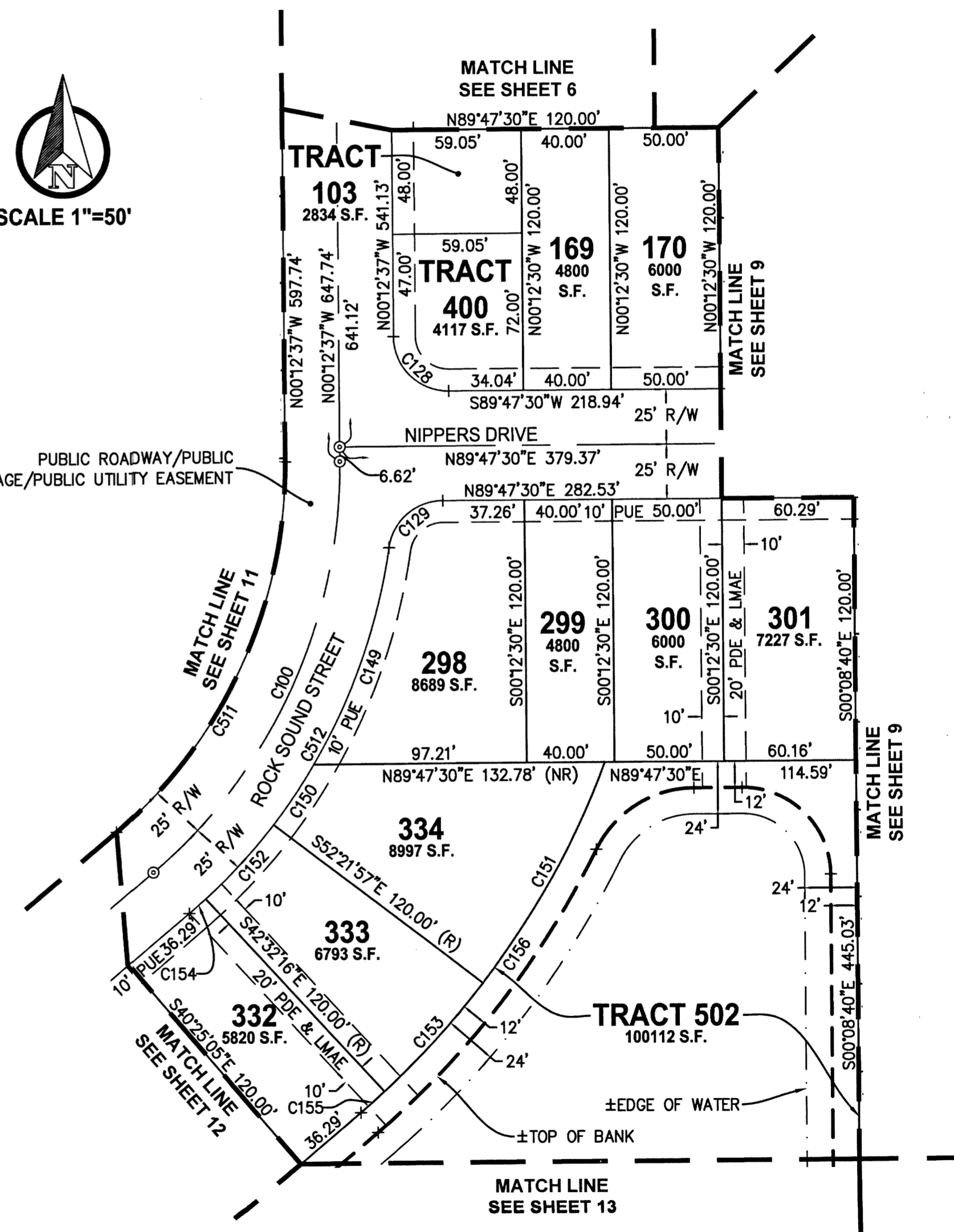
PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C128	39.27'	25.00'	89°59'53"	S45°12'34"E
C129	35.58'	25.00'	81°32'39"	S49°01'10"W
C149	105.44'	270.00'	22°22'32"	N19°26'07"E
C150	33.04'	270.00'	7°00'41"	N34°07'43"E
C151	116.13'	390.00'	17°03'38"	N29°06'15"E
C152	46.31'	270.00'	9°49'41"	N42°32'54"E
C153	66.90'	390.00'	9°49'41"	N42°32'54"E
C154	9.99'	270.00'	2°07'10"	N48°31'19"E
C155	14.43'	390.00'	2°07'10"	N48°31'19"E
C156	197.45'	390.00'	29°00'29"	N35°04'40"E

LEGEND:

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- +
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PUBLIC ROADWAY/PUBLIC DRAINAGE/PUBLIC UTILITY EASEMENT



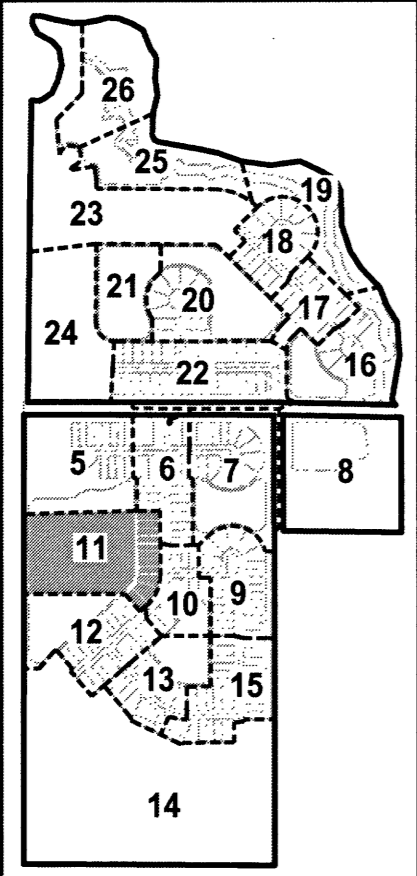
"Exhibit A"

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ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

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MANATEE COUNTY, FLORIDA



KEY MAP

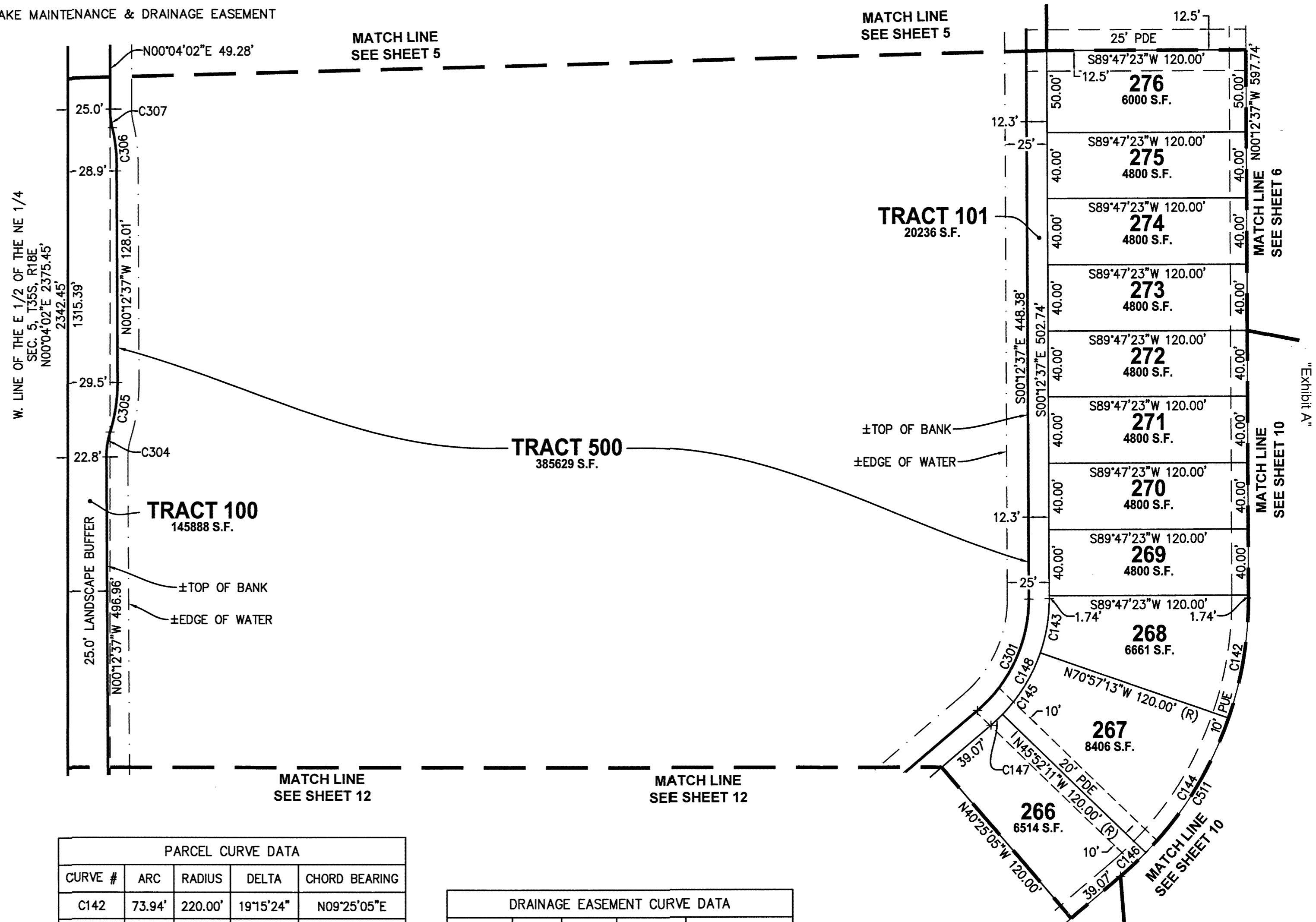
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- TRACT 100 OPEN SPACE
- TRACT 101 OPEN SPACE
- TRACT 500 LAKE MAINTENANCE & DRAINAGE EASEMENT

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C511	191.19'	220.00'	49°47'32"	N24°41'09"E

UNPLATTED



LEGEND:

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- +

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C142	73.94'	220.00'	19°15'24"	N09°25'05"E
C143	33.61'	100.00'	19°15'24"	N09°25'05"E
C144	96.32'	220.00'	25°05'02"	N31°35'18"E
C145	43.78'	100.00'	25°05'02"	N31°35'18"E
C146	20.93'	220.00'	5°27'06"	N46°51'22"E
C147	9.51'	100.00'	5°27'06"	N46°51'22"E
C148	86.90'	100.00'	49°47'32"	N24°41'09"E

DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C301	76.48'	88.00'	49°47'32"	S24°41'09"W
C304	15.21'	50.00'	17°25'41"	N08°30'13"E
C305	30.42'	100.00'	17°25'41"	N08°30'13"E
C306	26.56'	100.00'	15°13'10"	N05°30'28"W
C307	11.51'	50.00'	13°11'06"	N06°31'30"W



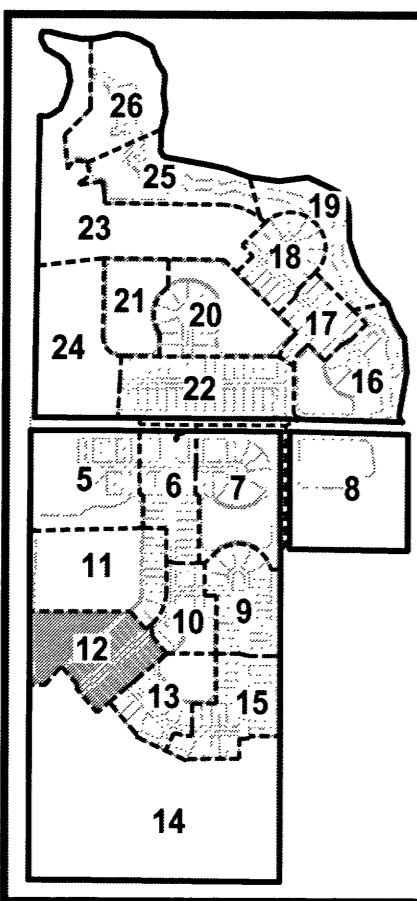
SCALE 1"=50'

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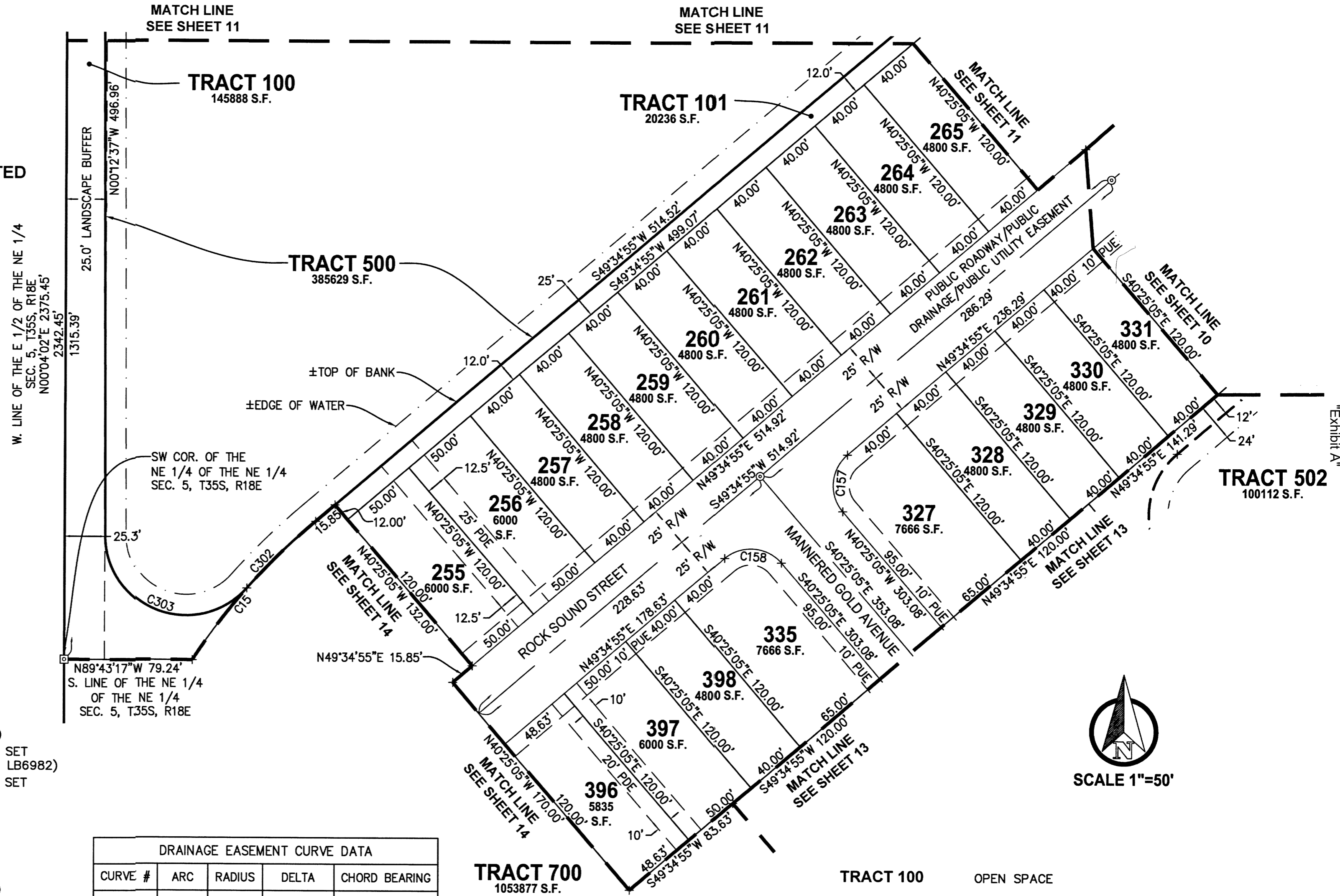


KEY MAP

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UNPLATTED

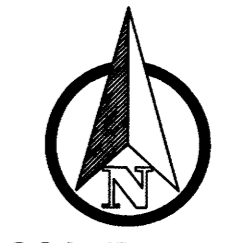


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DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C302	60.13'	402.00'	8°34'10"	S45°17'50"W
C303	121.17'	50.00'	138°50'48"	N69°33'52"W

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C15	116.38'	402.00'	16°35'16"	S41°17'17"W
C157	39.27'	25.00'	90°00'00"	S04°34'55"W
C158	39.27'	25.00'	90°00'00"	N85°25'05"W



SCALE 1"=50'

- TRACT 100 OPEN SPACE
- TRACT 101 OPEN SPACE
- TRACT 500 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 502 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 700 FUTURE DEVELOPMENT

ZNS ENGINEERING, L.C.

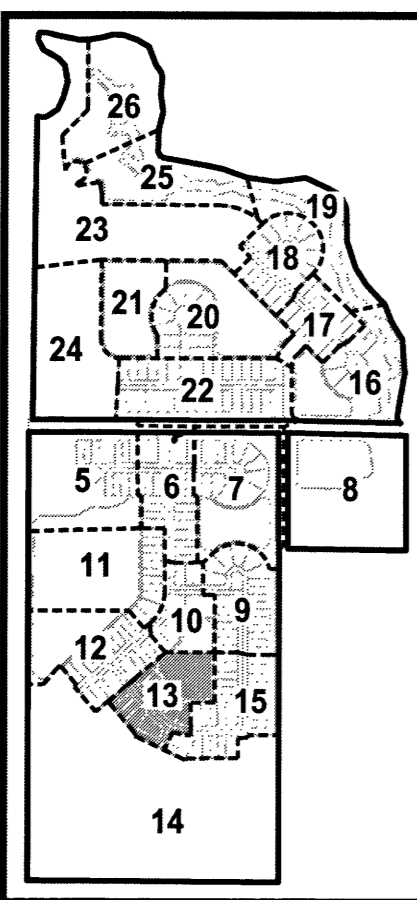
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KEY MAP

TRACT 502 LAKE MAINTENANCE & DRAINAGE EASEMENT
TRACT 700 FUTURE DEVELOPMENT

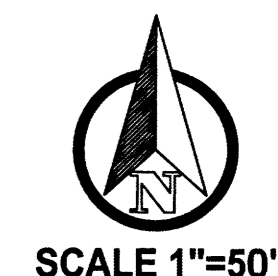
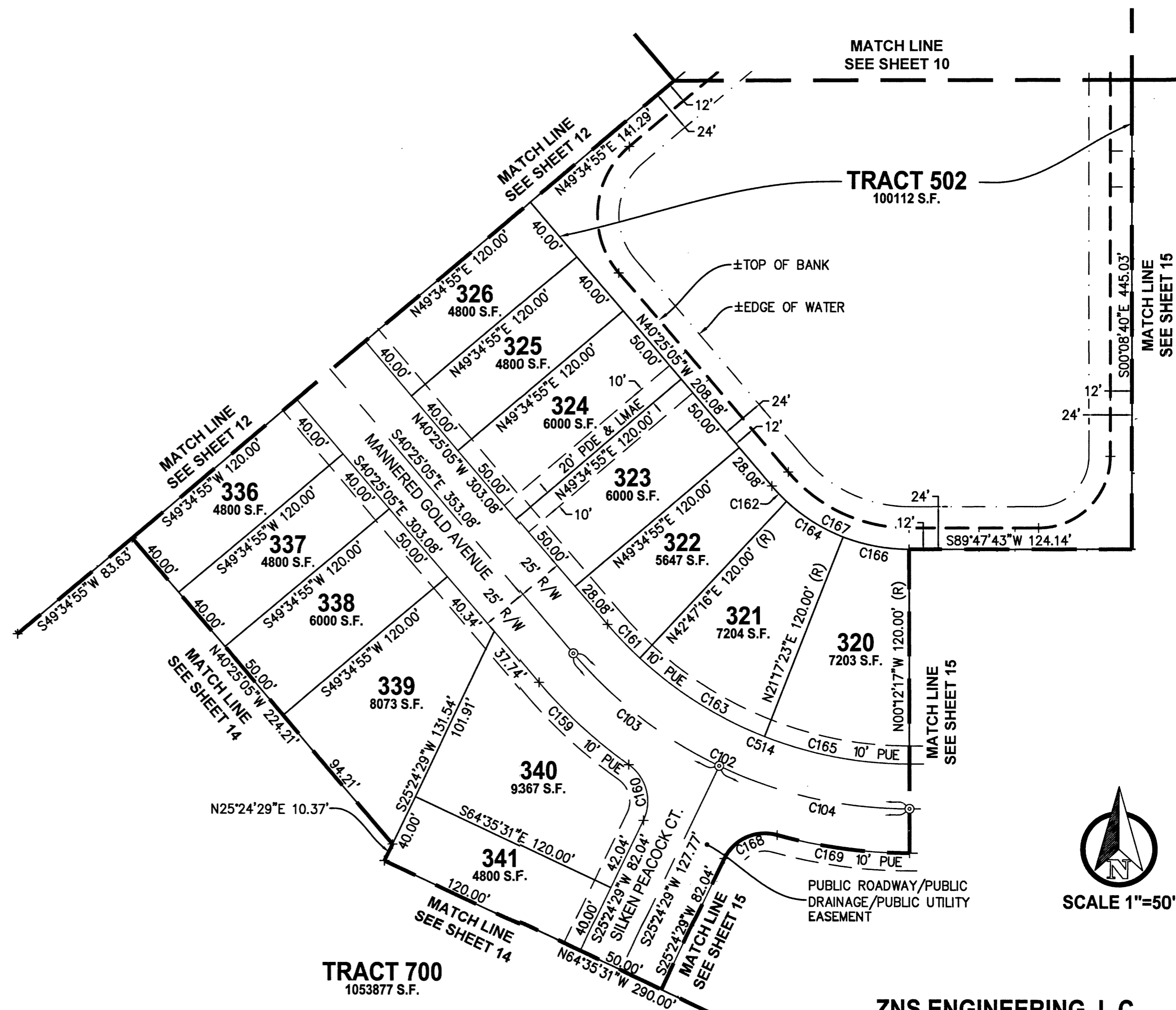
CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C102	212.89'	245.00'	49°47'12"	212.89'	S65°18'41"E	113.69'
C103	103.37'	245.00'	24°10'26"	103.37'	S52°30'18"E	52.46'
C104	109.52'	245.00'	25°36'46"	109.52'	S77°23'54"E	55.69'

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C514	191.17'	220.00'	49°47'12"	S65°18'41"E

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C159	67.93'	270.00'	14°24'56"	S47°37'33"E
C160	35.01'	25.00'	80°14'30"	N14°42'46"W
C161	26.09'	220.00'	6°47'38"	S43°48'55"E
C162	11.86'	100.00'	6°47'38"	S43°48'55"E
C163	82.55'	220.00'	21°29'53"	S57°57'40"E
C164	37.52'	100.00'	21°29'53"	S57°57'40"E
C165	82.53'	220.00'	21°29'40"	S79°27'27"E
C166	37.52'	100.00'	21°29'40"	S79°27'27"E
C167	86.89'	100.00'	49°47'12"	S65°18'41"E
C168	35.01'	25.00'	80°14'30"	S65°31'44"W
C169	74.71'	270.00'	15°51'16"	S82°16'39"E

LEGEND:

- - 5/8" IRON ROD (FOUND AS NOTED)
 - ⊠ - PERMANENT REFERENCE MONUMENT SET
4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
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- - DENOTES POINT OF CURVATURE, POINT OF TANGENCY, POINT OF REVERSE CURVATURE, & POINT OF COMPOUND CURVATURE

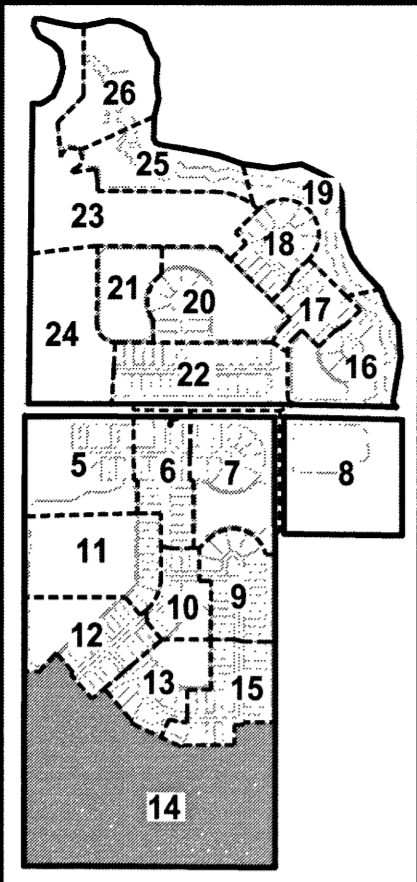


ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



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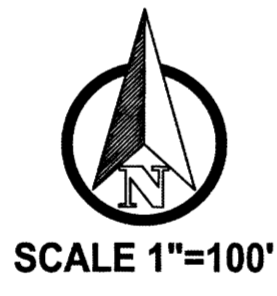
TRACT 700 FUTURE DEVELOPMENT

EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C700	60.96'	39.00'	89°33'19"	S44°55'19"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1000	162.70	S89°51'20"W
L1001	24.91	S00°08'40"E
L1002	50.00	S89°51'20"W
L1003	120.00	S40°25'05"E
L1004	79.24	N89°43'17"W

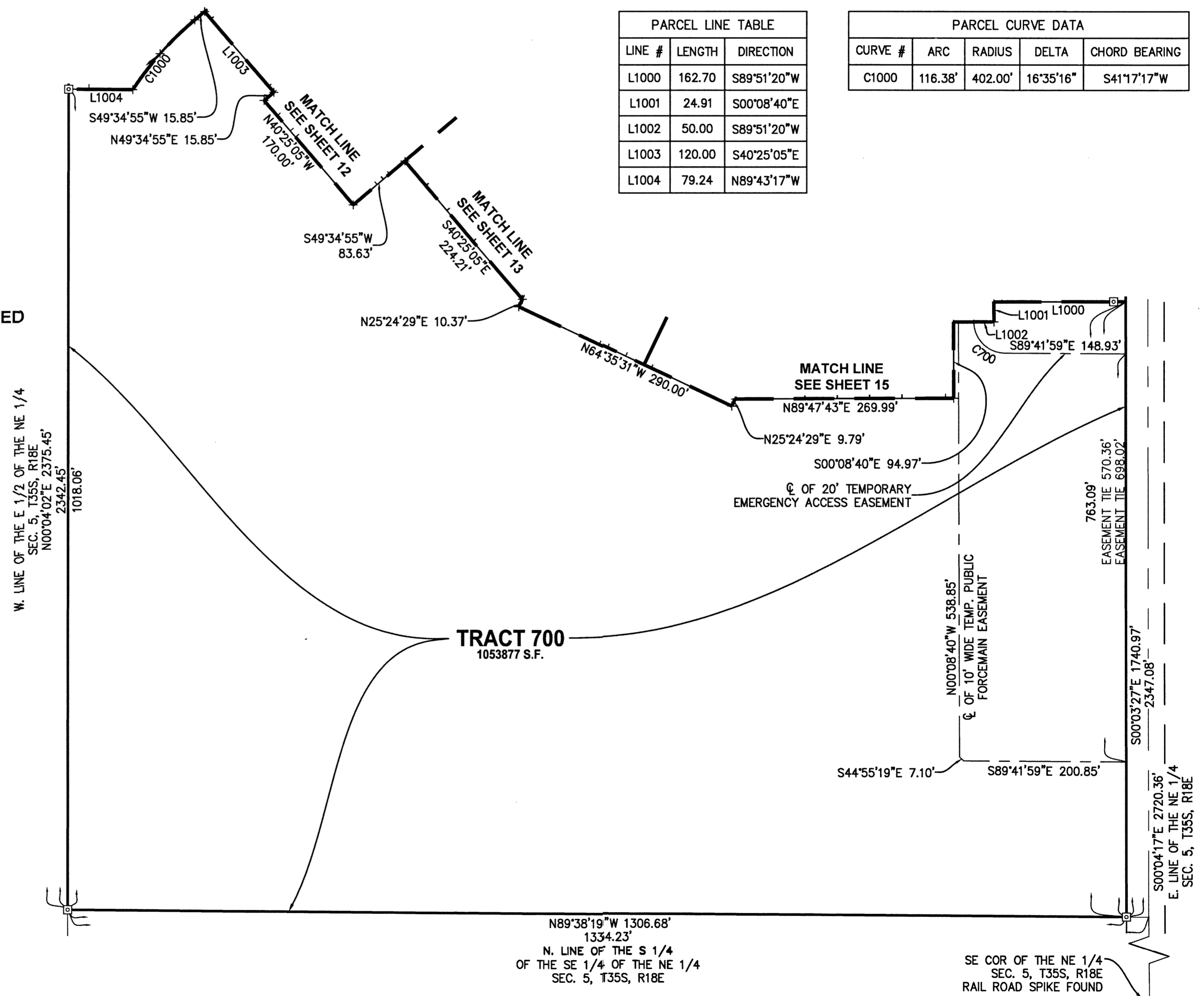
PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C1000	116.38'	402.00'	16°35'16"	S41°17'17"W

UNPLATTED



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UNPLATTED

SE COR OF THE NE 1/4 SEC. 5, T35S, R18E RAIL ROAD SPIKE FOUND

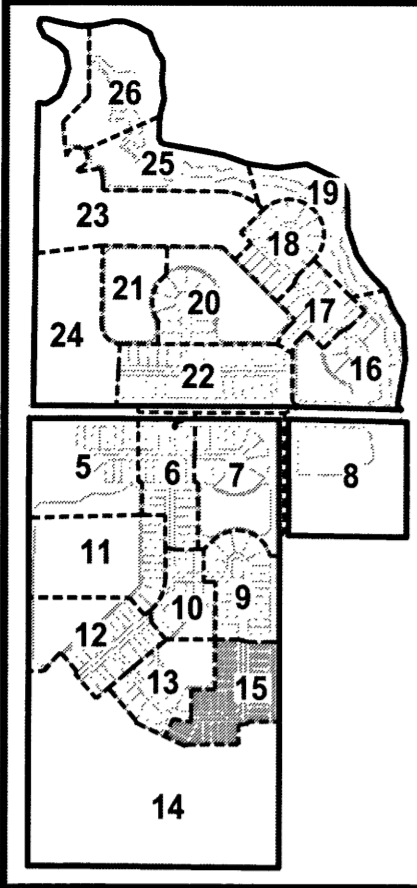
ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

"Exhibit A"

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



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- TRACT 6** FUTURE RIGHT-OF-WAY/PUBLIC DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT
- TRACT 102** OPEN SPACE
- TRACT 700** FUTURE DEVELOPMENT

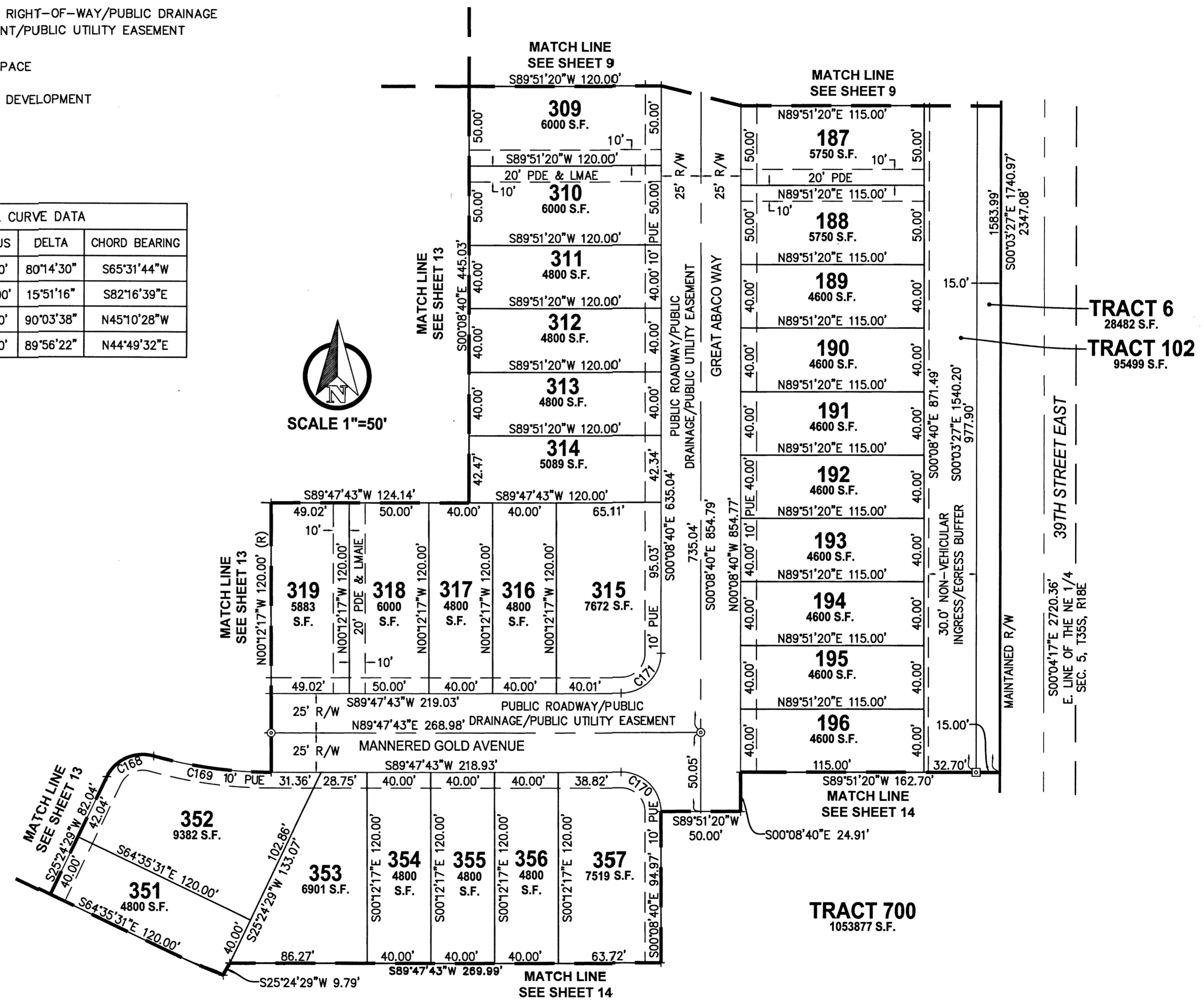
PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C168	35.01'	25.00'	80°14'30"	S65°31'44"W
C169	74.71'	270.00'	15°51'16"	S82°16'39"E
C170	39.30'	25.00'	90°03'38"	N45°10'28"W
C171	39.24'	25.00'	89°56'22"	N44°49'32"E



SCALE 1"=50'

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TRACT 700
1053877 S.F.

TRACT 700
1053877 S.F.

TRACT 6
28482 S.F.

TRACT 102
95499 S.F.

ZNS ENGINEERING, L.C.

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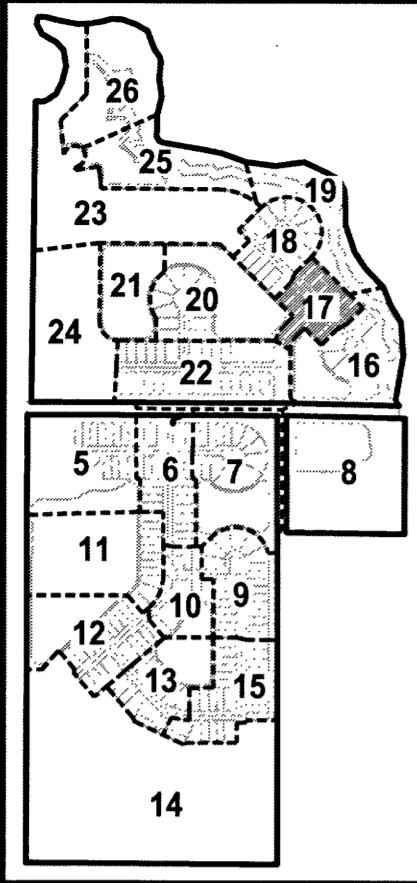
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KEY MAP

CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C106	111.51'	142.00'	44°59'35"	111.51'	S22°22'40"W	58.81'

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C201	39.27'	25.00'	90°00'00"	N00°07'32"W
C202	39.27'	25.00'	90°00'00"	S89°52'28"W

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C516	144.49'	184.00'	44°59'35"	S22°22'40"W
C517	94.13'	184.00'	29°18'38"	S30°13'09"W
C518	78.53'	100.00'	44°59'35"	S22°22'40"W

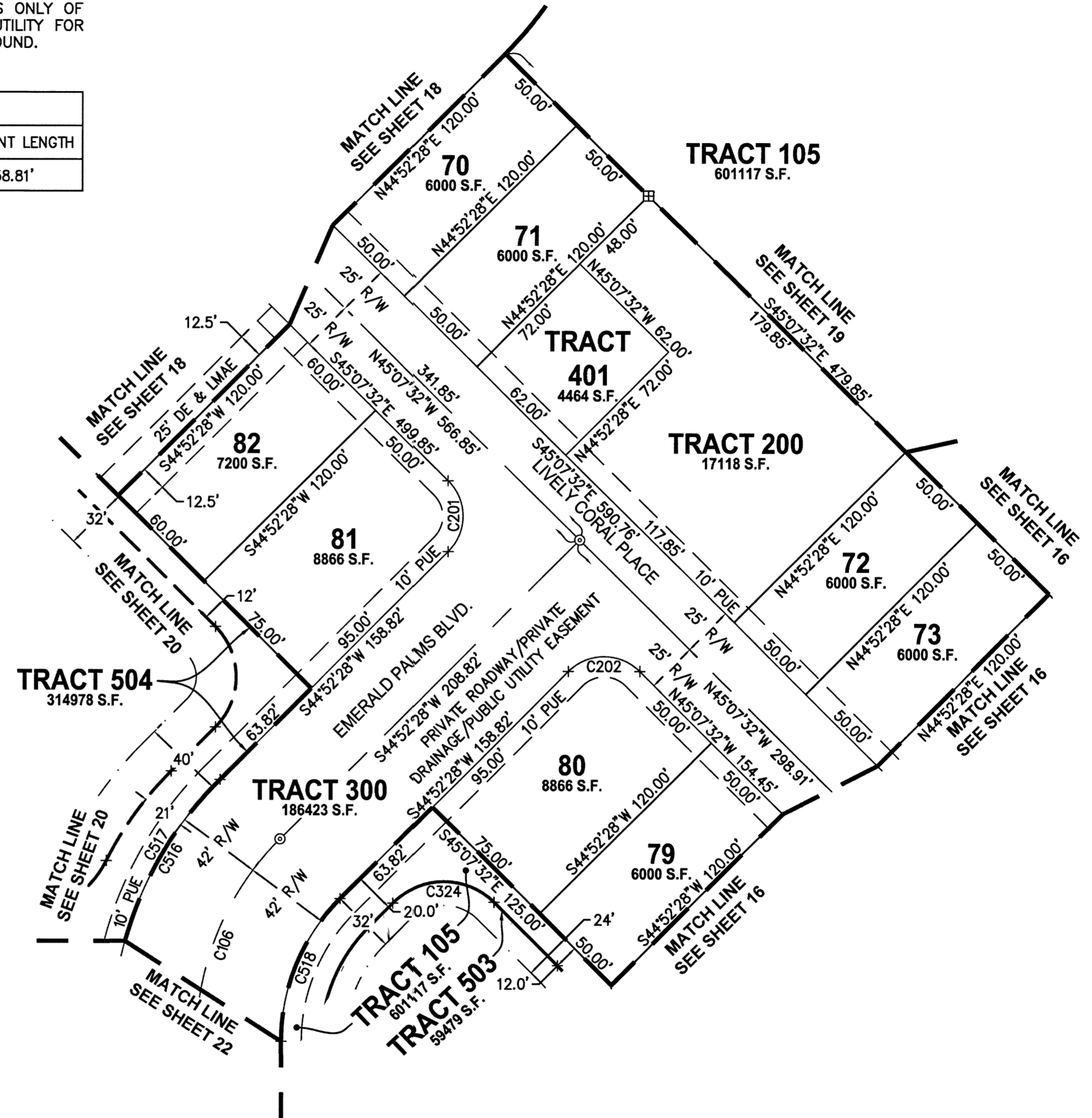
DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C324	54.98'	35.00'	90°00'00"	S89°52'28"W



SCALE 1"=50'

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- TRACT 105 - OPEN SPACE/WETLAND BUFFER/WETLAND AREA
- TRACT 200 - RECREATIONAL AREA
- TRACT 300 - PRIVATE ROADWAY/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
- TRACT 401 - EXCLUSIVE MANATEE COUNTY LIFT STATION EASEMENT
- TRACT 503 - LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 504 - LAKE MAINTENANCE & DRAINAGE EASEMENT

ZNS ENGINEERING, L.C.

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201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

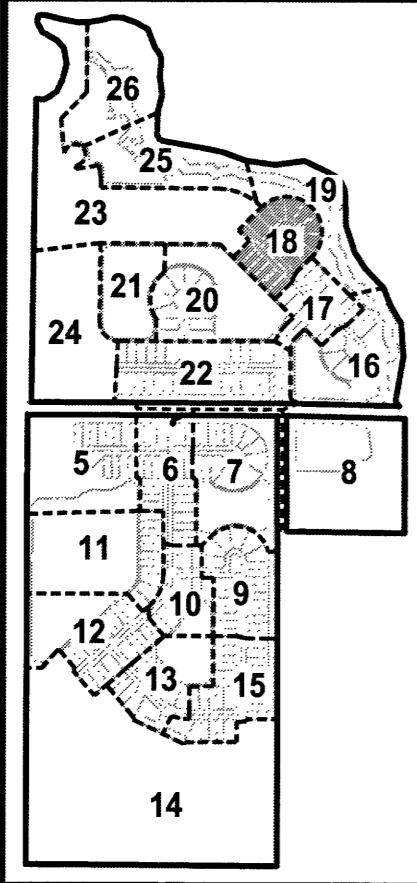
"Exhibit A"

EVERGREEN PHASE I

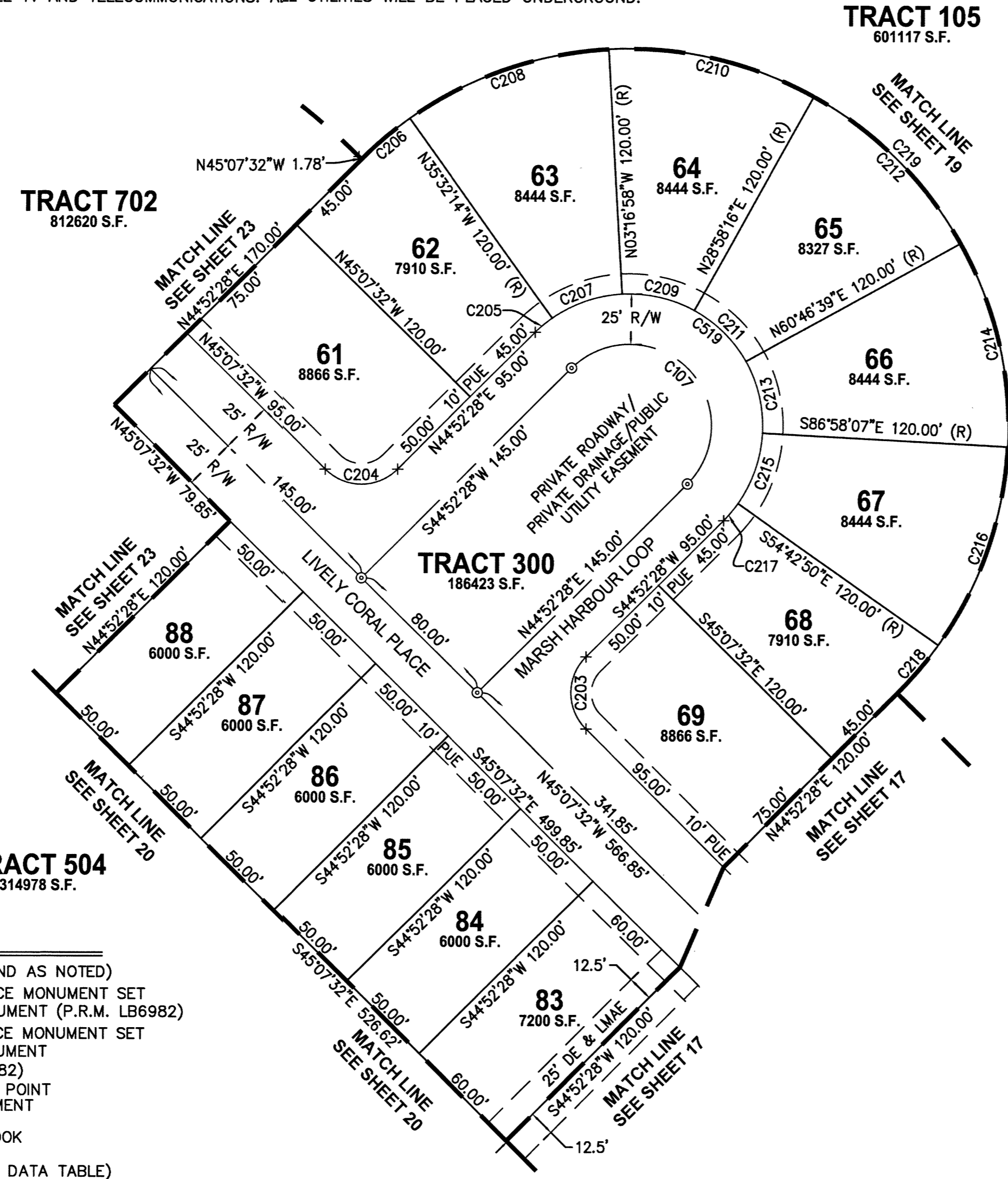
A SUBDIVISION
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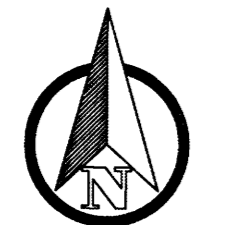


- TRACT 105 OPEN SPACE/WETLAND BUFFER/WETLAND AREA
- TRACT 300 PRIVATE ROADWAY/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
- TRACT 702 FUTURE DEVELOPMENT

CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C107	125.66'	40.00'	180°00'00"	125.66'	N45°07'32"W	-'

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C203	39.27'	25.00'	90°00'00"	S00°07'32"E
C204	39.27'	25.00'	90°00'00"	N89°52'28"E
C205	10.88'	65.00'	9°35'15"	S49°40'12"W
C206	30.96'	185.00'	9°35'15"	S49°40'12"W
C207	36.59'	65.00'	32°15'16"	S70°35'27"W
C208	104.15'	185.00'	32°15'16"	S70°35'27"W
C209	36.59'	65.00'	32°15'14"	N77°09'19"W
C210	104.14'	185.00'	32°15'14"	N77°09'19"W
C211	36.08'	65.00'	31°48'23"	N45°07'32"W
C212	102.70'	185.00'	31°48'23"	N45°07'32"W
C213	36.59'	65.00'	32°15'14"	N13°05'45"W
C214	104.14'	185.00'	32°15'14"	N13°05'45"W
C215	36.59'	65.00'	32°15'16"	N19°09'28"E
C216	104.15'	185.00'	32°15'16"	N19°09'28"E
C217	10.88'	65.00'	9°35'15"	N40°04'43"E
C218	30.96'	185.00'	9°35'15"	N40°04'43"E
C219	581.19'	185.00'	179°59'53"	N45°07'32"W

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C519	204.20'	65.00'	179°59'40"	N45°07'32"W



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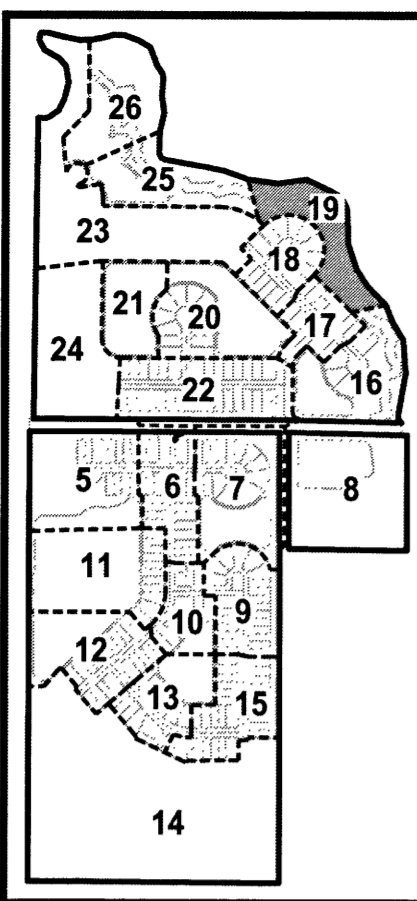
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Exhibit A'

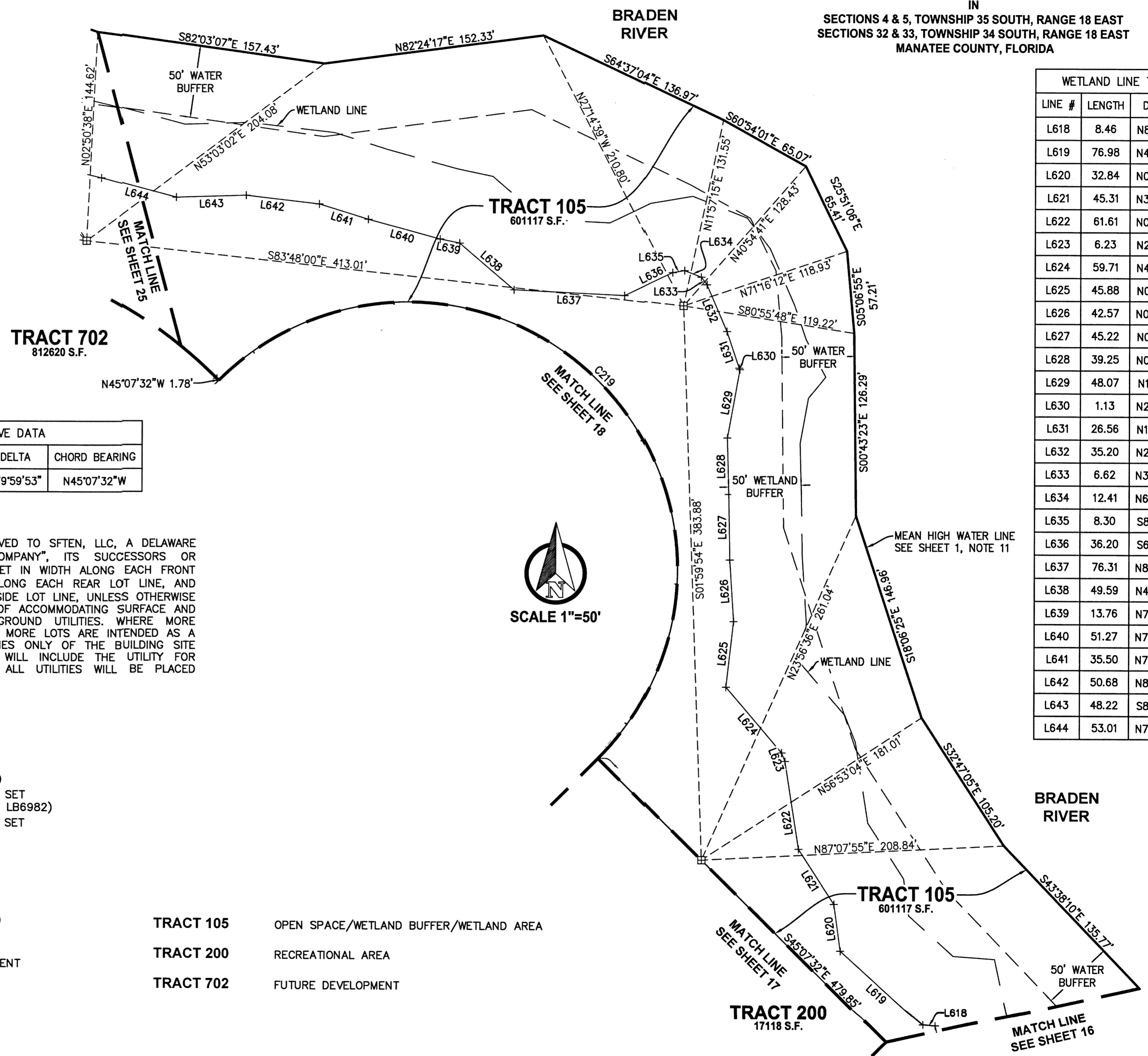
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WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
L618	8.46	N85°47'31"W
L619	76.98	N47°39'42"W
L620	32.84	N07°43'58"W
L621	45.31	N32°48'35"W
L622	61.61	N08°49'53"W
L623	6.23	N21°27'29"W
L624	59.71	N40°15'57"W
L625	45.88	N06°26'34"E
L626	42.57	N03°42'03"W
L627	45.22	N01°01'29"W
L628	39.25	N01°34'20"W
L629	48.07	N10°09'21"E
L630	1.13	N27°51'30"W
L631	26.56	N18°41'54"W
L632	35.20	N23°06'14"W
L633	6.62	N36°45'37"W
L634	12.41	N68°09'36"W
L635	8.30	S80°15'19"W
L636	36.20	S64°11'24"W
L637	76.31	N87°08'46"W
L638	49.59	N49°15'07"W
L639	13.76	N78°15'23"W
L640	51.27	N74°44'29"W
L641	35.50	N72°39'04"W
L642	50.68	N83°26'17"W
L643	48.22	S88°13'10"W
L644	53.01	N75°12'42"W

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C219	581.19'	185.00'	179°59'53"	N45°07'32"W

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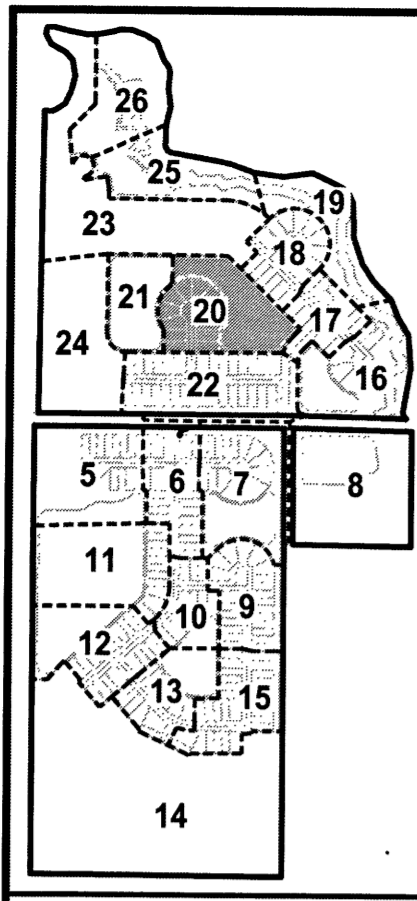
- TRACT 105** OPEN SPACE/WETLAND BUFFER/WETLAND AREA
- TRACT 200** RECREATIONAL AREA
- TRACT 702** FUTURE DEVELOPMENT

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

EVERGREEN PHASE I

A SUBDIVISION
 BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
 IN
 SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



KEY MAP

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

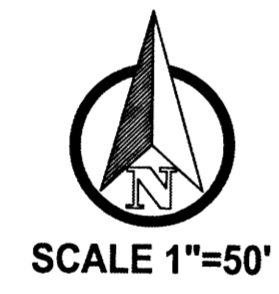
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- TRACT 300** PRIVATE ROADWAY/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
- TRACT 504** LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 702** FUTURE DEVELOPMENT

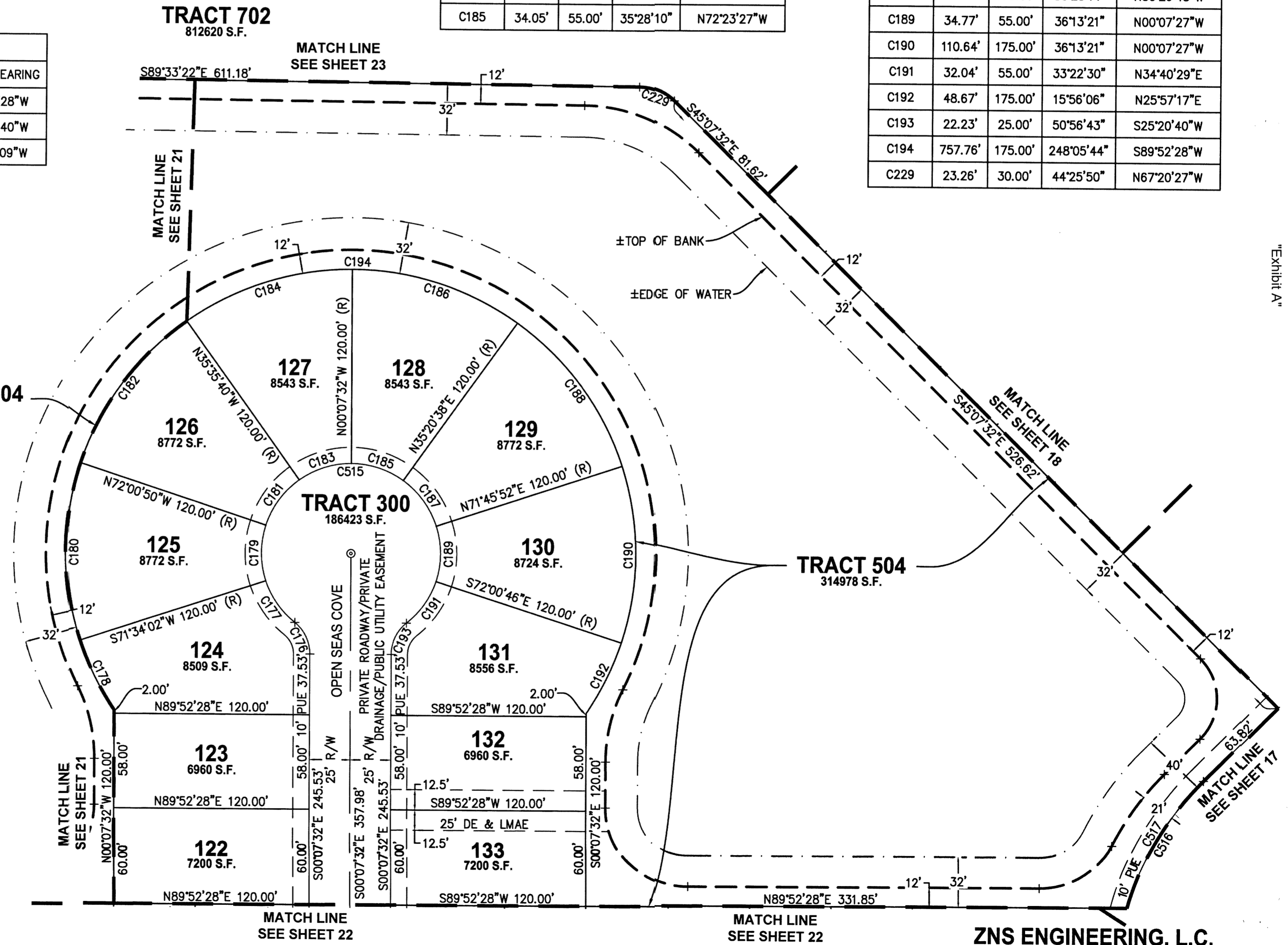
PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C176	22.23'	25.00'	50°56'19"	N25°35'53"W
C177	31.85'	55.00'	33°10'50"	S35°01'23"E
C178	48.08'	175.00'	15°44'26"	S26°18'11"E
C179	34.96'	55.00'	36°25'08"	S00°13'24"E
C180	111.24'	175.00'	36°25'08"	S00°13'24"E
C181	34.96'	55.00'	36°25'09"	S36°11'45"W
C182	111.24'	175.00'	36°25'09"	S36°11'45"W
C183	34.05'	55.00'	35°28'08"	S72°08'24"W
C184	108.33'	175.00'	35°28'08"	S72°08'24"W
C185	34.05'	55.00'	35°28'10"	N72°23'27"W

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C186	108.34'	175.00'	35°28'10"	N72°23'27"W
C187	34.96'	55.00'	36°25'14"	N36°26'45"W
C188	111.24'	175.00'	36°25'14"	N36°26'45"W
C189	34.77'	55.00'	36°13'21"	N00°07'27"W
C190	110.64'	175.00'	36°13'21"	N00°07'27"W
C191	32.04'	55.00'	33°22'30"	N34°40'29"E
C192	48.67'	175.00'	15°56'06"	N25°57'17"E
C193	22.23'	25.00'	50°56'43"	S25°20'40"W
C194	757.76'	175.00'	248°05'44"	S89°52'28"W
C229	23.26'	30.00'	44°25'50"	N67°20'27"W

RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C515	271.64'	55.00'	282°58'31"	S89°52'28"W
C516	144.49'	184.00'	44°59'35"	S22°22'40"W
C517	94.13'	184.00'	29°18'38"	S30°13'09"W



- LEGEND:**
- - 5/8" IRON ROD (FOUND AS NOTED)
 - ⊠ - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
 - ⊞ - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (WITNESS P.R.M. LB6982)
 - ⊙ - PERMANENT CONTROL POINT
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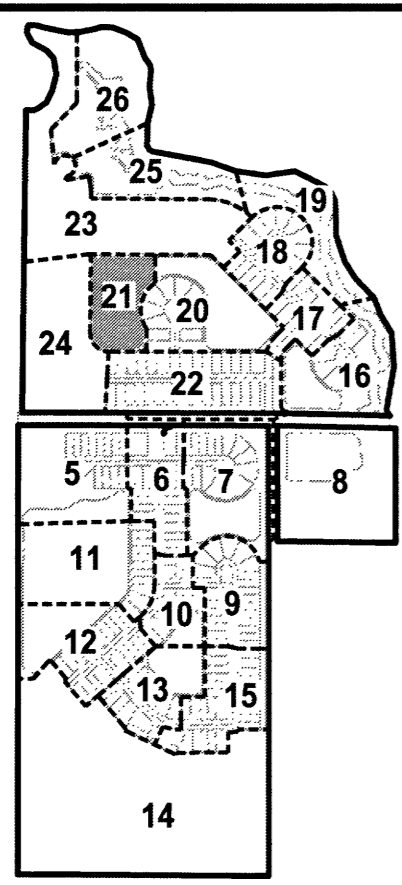


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 ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
 201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

"Exhibit A"

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



KEY MAP

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- TRACT 504 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 702 FUTURE DEVELOPMENT



SCALE 1"=50'

LEGEND:

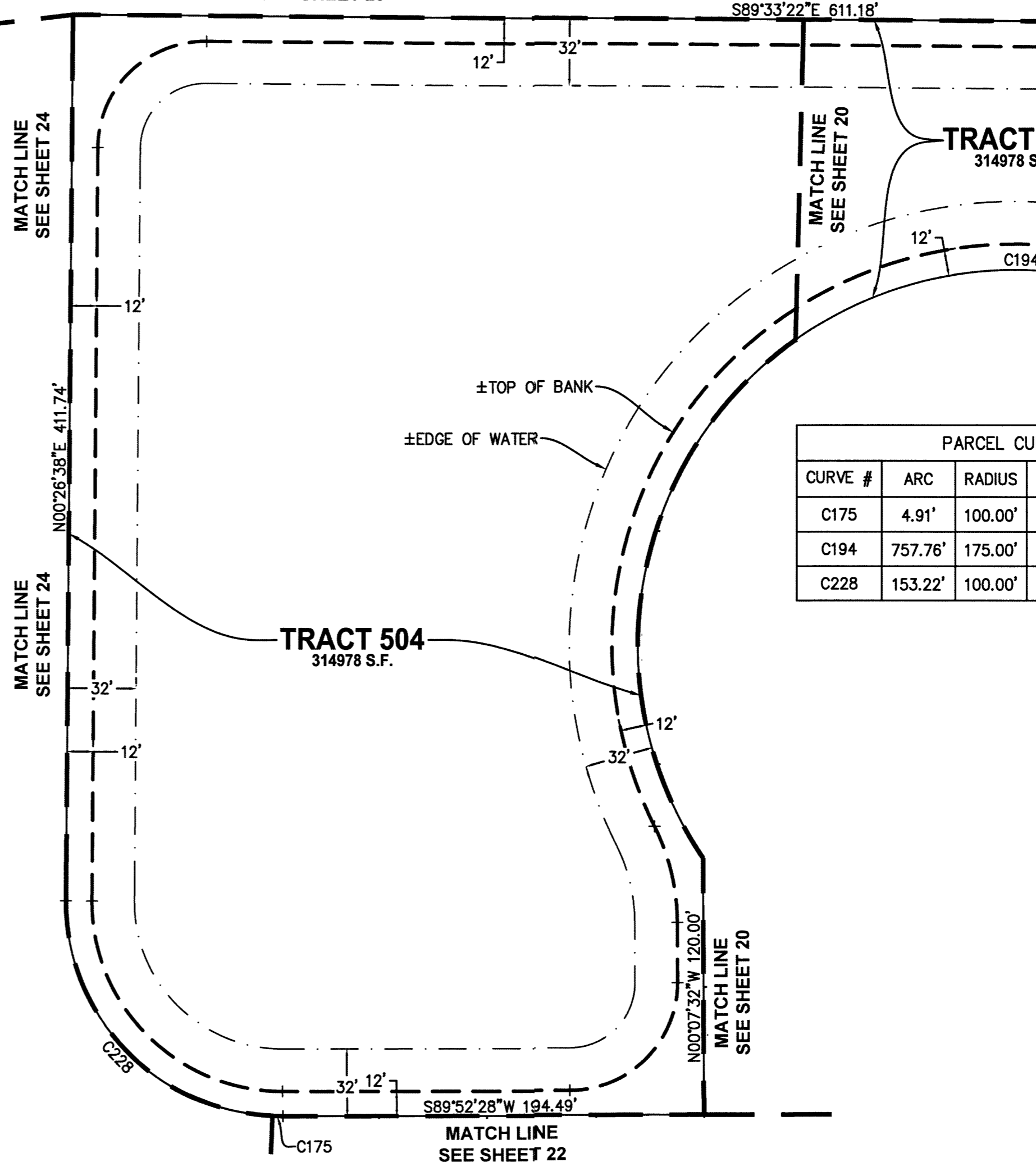
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TRACT 702
812620 S.F.

TRACT 702
812620 S.F.

TRACT 504
314978 S.F.

MATCH LINE
SEE SHEET 23



PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C175	4.91'	100.00'	2°48'42"	S88°45'04"E
C194	757.76'	175.00'	248°05'44"	S89°52'28"W
C228	153.22'	100.00'	87°47'12"	S43°26'58"E

"Exhibit A"

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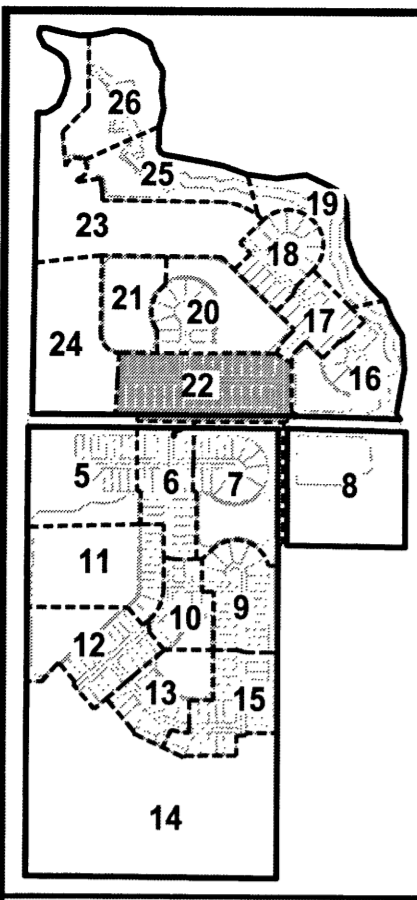
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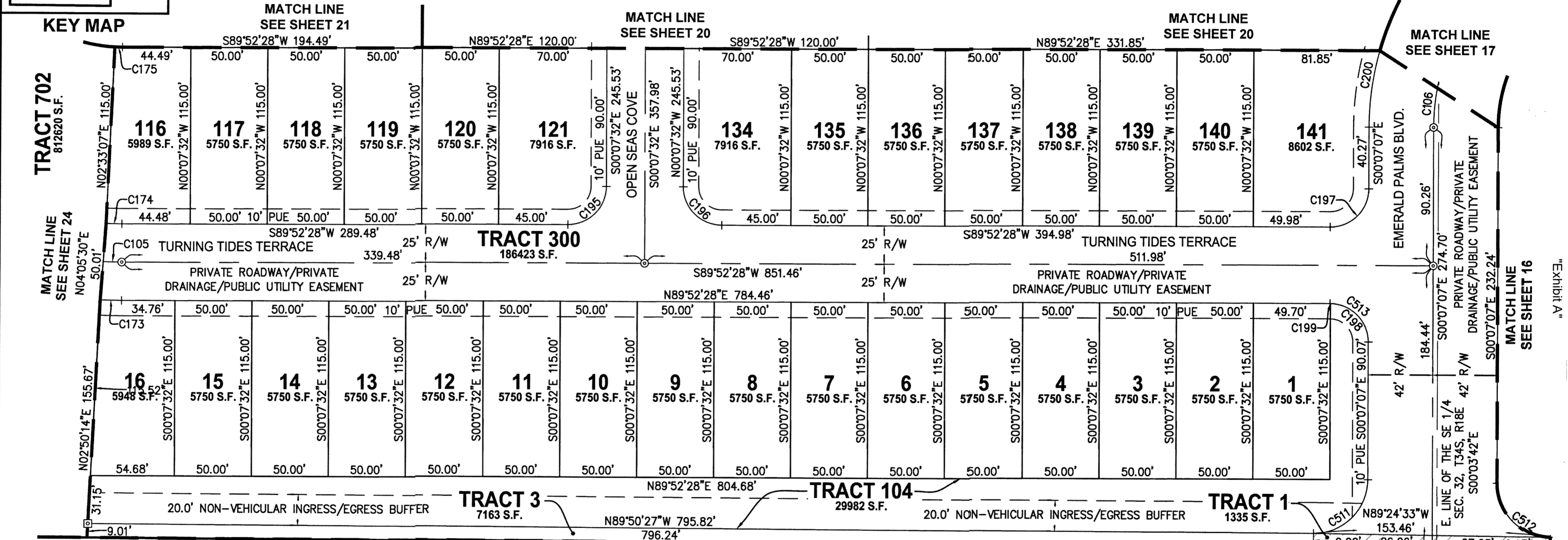
- TRACT 1 RIGHT-OF-WAY DEDICATED BY THIS PLAT
- TRACT 3 FUTURE RIGHT-OF-WAY
- TRACT 104 OPEN SPACE
- TRACT 300 PRIVATE ROADWAY/PRIVATE DRAINAGE/PUBLIC UTILITY EASEMENT
- TRACT 702 FUTURE DEVELOPMENT

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CENTERLINE CURVE DATA					
CURVE #	ARC	RADIUS	DELTA	CHORD LENGTH	TANGENT LENGTH
C105	12.12'	245.00'	2°50'05"	12.12'	6.06'
C106	111.51'	142.00'	44°59'35"	111.51'	58.81'



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 - +
- NOTES:
 - DENOTES POINT OF CURVATURE, POINT OF TANGENCY, POINT OF REVERSE CURVATURE, & POINT OF COMPOUND CURVATURE

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C173	13.96'	270.00'	2°57'46"	S88°38'39"E
C174	10.28'	220.00'	2°40'40"	S88°47'12"E
C175	4.91'	100.00'	2°48'42"	S88°45'04"E
C195	39.27'	25.00'	90°00'00"	N44°52'28"E
C196	39.27'	25.00'	90°00'00"	S45°07'32"E
C197	39.27'	25.00'	89°59'35"	N44°52'40"E
C199	0.30'	25.00'	0°41'10"	N89°46'57"W
C200	50.36'	184.00'	15°40'56"	S07°43'21"W

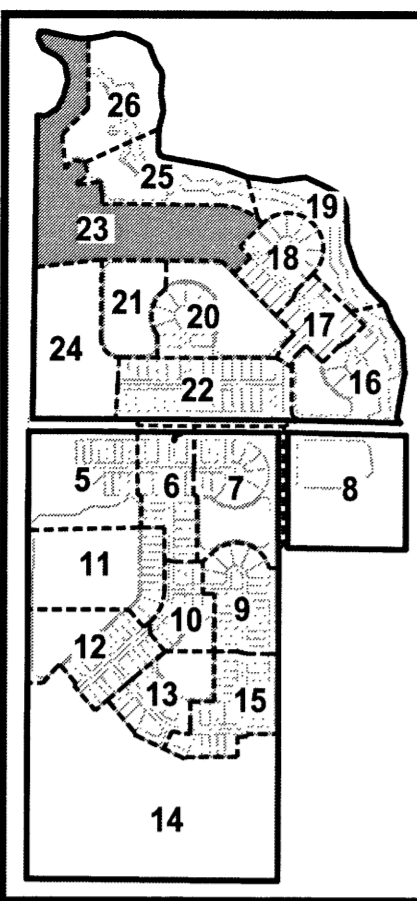
RIGHT-OF-WAY CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C198	38.97'	25.00'	89°19'16"	N44°46'45"W
C511	55.15'	35.00'	90°16'40"	N45°01'13"E
C512	54.25'	35.00'	88°48'46"	S44°31'30"E
C513	39.27'	25.00'	90°00'25"	N45°07'20"W

EVERGREEN PHASE I

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KEY MAP

- TRACT 105** OPEN SPACE/WETLAND BUFFER/
WETLAND AREA
- TRACT 506** LAKE MAINTENANCE &
DRAINAGE EASEMENT
- TRACT 702** FUTURE DEVELOPMENT

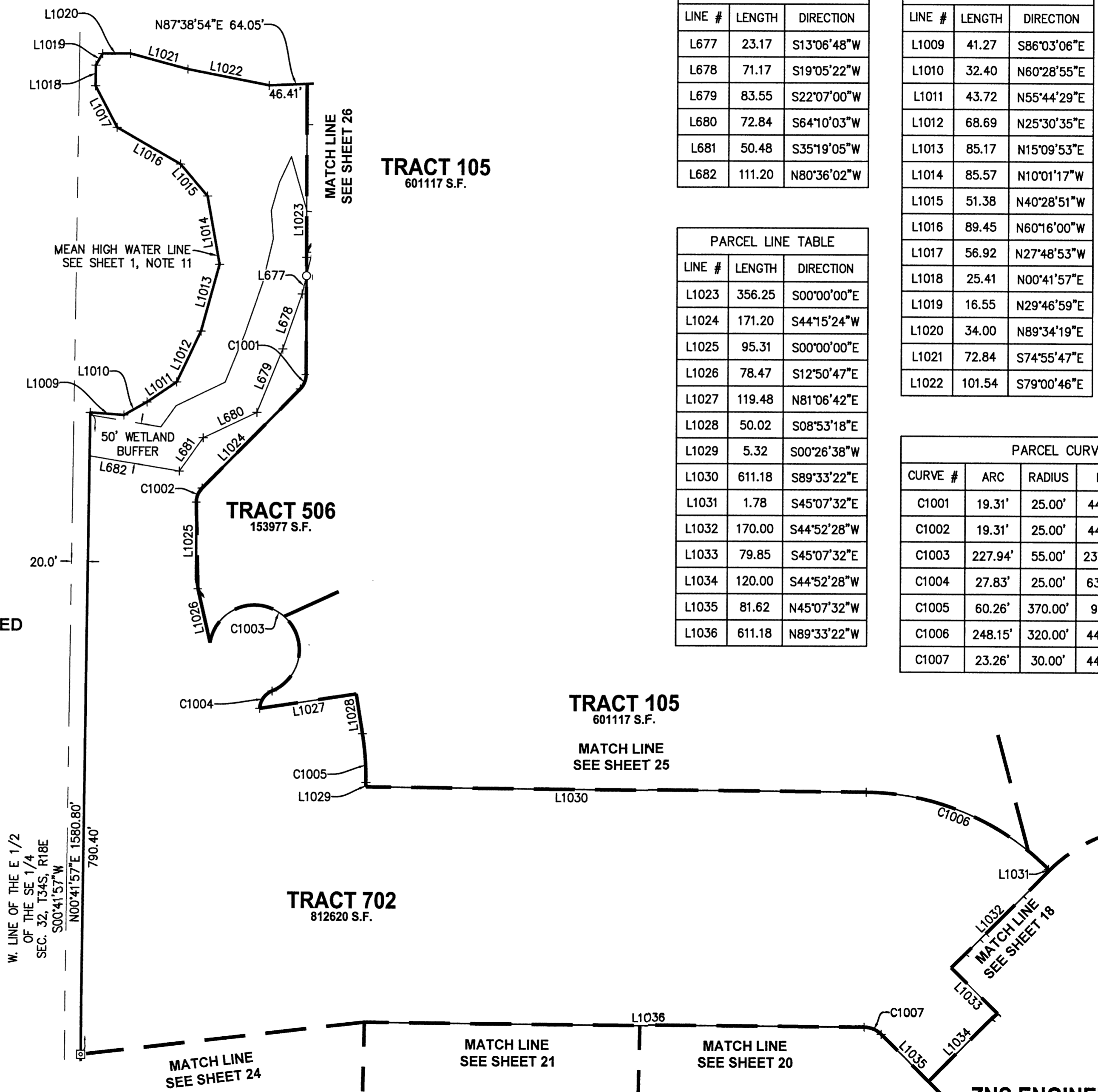


SCALE 1"=100'

UNPLATTED

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 - +
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WETLAND LINE TABLE

LINE #	LENGTH	DIRECTION
L677	23.17	S13°06'48"W
L678	71.17	S19°05'22"W
L679	83.55	S22°07'00"W
L680	72.84	S64°10'03"W
L681	50.48	S35°19'05"W
L682	111.20	N80°36'02"W

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L1009	41.27	S86°03'06"E
L1010	32.40	N60°28'55"E
L1011	43.72	N55°44'29"E
L1012	68.69	N25°30'35"E
L1013	85.17	N15°09'53"E
L1014	85.57	N10°01'17"W
L1015	51.38	N40°28'51"W
L1016	89.45	N60°16'00"W
L1017	56.92	N27°48'53"W
L1018	25.41	N00°41'57"E
L1019	16.55	N29°46'59"E
L1020	34.00	N89°34'19"E
L1021	72.84	S74°55'47"E
L1022	101.54	S79°00'46"E

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1023	356.25	S00°00'00"E
L1024	171.20	S44°15'24"W
L1025	95.31	S00°00'00"E
L1026	78.47	S12°50'47"E
L1027	119.48	N81°06'42"E
L1028	50.02	S08°53'18"E
L1029	5.32	S00°26'38"W
L1030	611.18	S89°33'22"E
L1031	1.78	S45°07'32"E
L1032	170.00	S44°52'28"W
L1033	79.85	S45°07'32"E
L1034	120.00	S44°52'28"W
L1035	81.62	N45°07'32"W
L1036	611.18	N89°33'22"W

PARCEL CURVE DATA

CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C1001	19.31'	25.00'	44°15'24"	S22°07'42"W
C1002	19.31'	25.00'	44°15'24"	S22°07'42"W
C1003	227.94'	55.00'	237°27'00"	S52°05'40"E
C1004	27.83'	25.00'	63°46'29"	S34°44'35"W
C1005	60.26'	370.00'	9°19'55"	S04°13'20"E
C1006	248.15'	320.00'	44°25'50"	S67°20'27"E
C1007	23.26'	30.00'	44°25'50"	N67°20'27"W

"Exhibit A"

ZNS ENGINEERING, L.C.

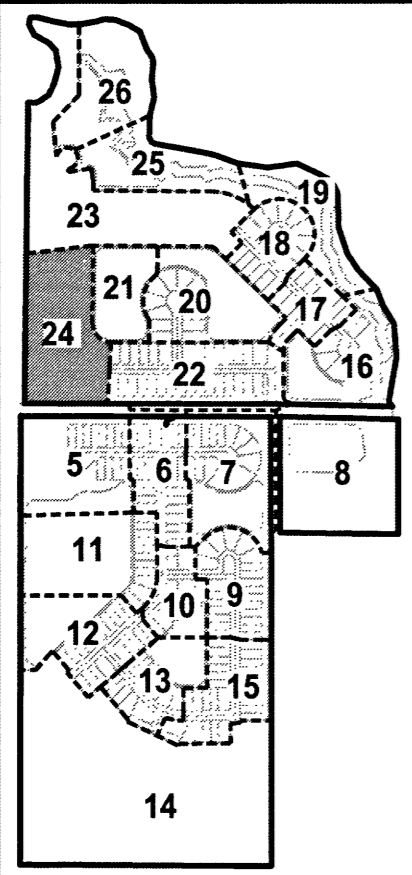
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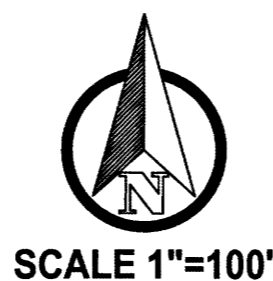


KEY MAP

- TRACT 504 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 702 FUTURE DEVELOPMENT

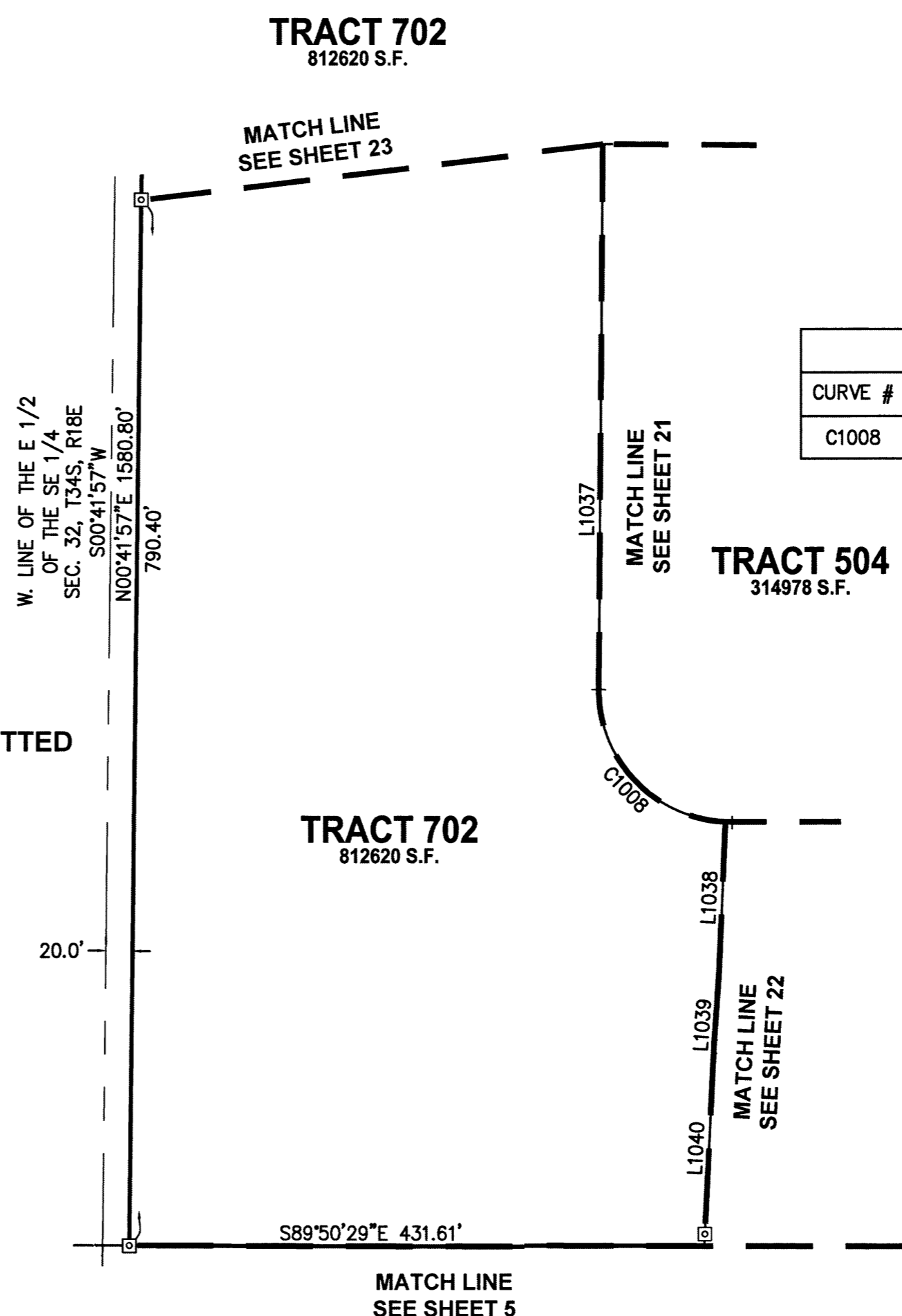
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1037	411.74	S00°26'38"W
L1038	115.00	S02°33'07"W
L1039	50.01	S04°05'30"W
L1040	155.67	S02°50'14"W

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C1008	153.22'	100.00'	87°47'12"	S43°26'58"E



SCALE 1"=100'

UNPLATTED



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 - +
- DENOTES POINT OF CURVATURE, POINT OF TANGENCY, POINT OF REVERSE CURVATURE, & POINT OF COMPOUND CURVATURE

"Exhibit A"

ZNS ENGINEERING, L.C.

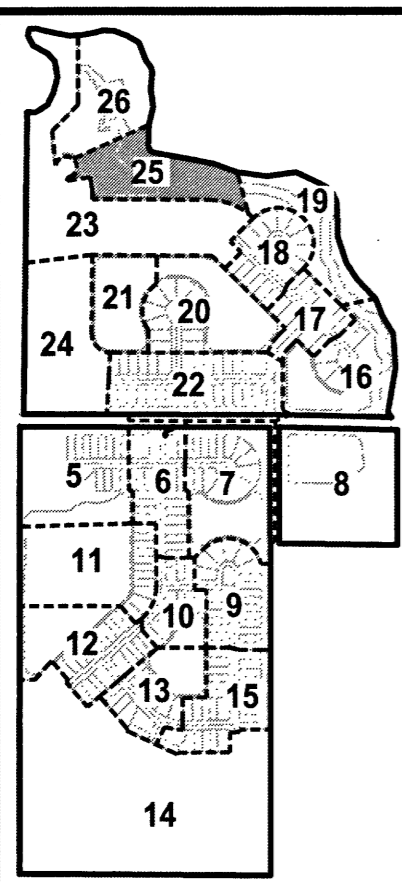
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

EVERGREEN PHASE I

A SUBDIVISION
BEING A PORTION OF ELWOOD PARK LOTS 84, 86, 90, 91-94, 96
IN
SECTIONS 4 & 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SECTIONS 32 & 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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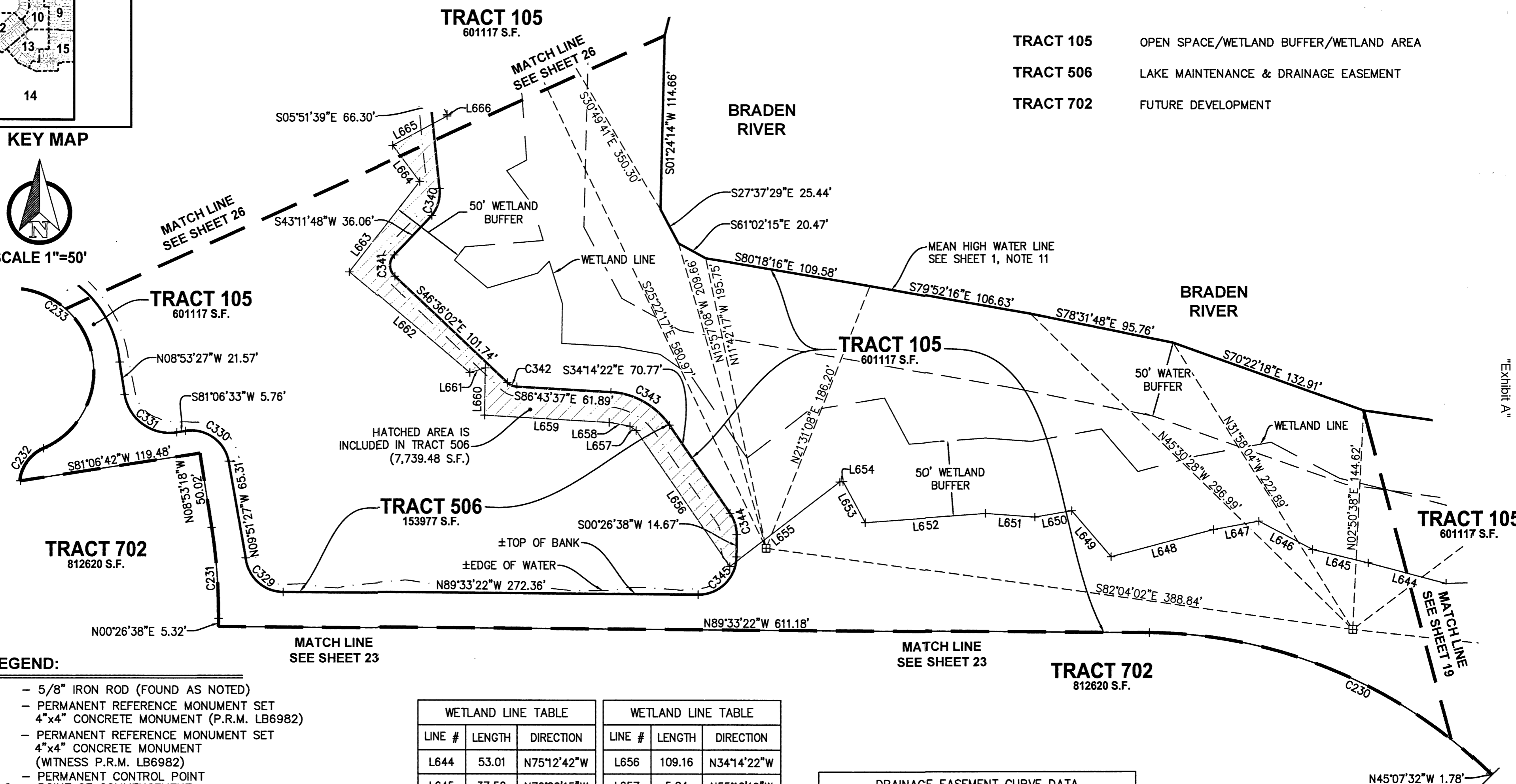


KEY MAP



SCALE 1"=50'

- TRACT 105 OPEN SPACE/WETLAND BUFFER/WETLAND AREA
- TRACT 506 LAKE MAINTENANCE & DRAINAGE EASEMENT
- TRACT 702 FUTURE DEVELOPMENT



LEGEND:

- - 5/8" IRON ROD (FOUND AS NOTED)
 - - PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (P.R.M. LB6982)
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WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
L644	53.01	N75°12'42"W
L645	37.52	N76°26'15"W
L646	39.95	N62°04'15"W
L647	30.31	S79°20'37"W
L648	69.71	S75°04'21"W
L649	40.02	N40°20'14"W
L650	24.59	S80°02'33"W
L651	32.59	N85°40'53"W
L652	78.68	S85°47'57"W
L653	31.11	N28°01'30"W
L654	2.14	S80°42'35"W
L655	91.58	S52°13'47"W

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
L656	109.16	N34°14'22"W
L657	5.04	N55°12'19"W
L658	13.84	N79°36'51"W
L659	82.17	N86°43'37"W
L660	31.10	N00°56'09"E
L661	10.57	S73°24'14"W
L662	103.38	N49°44'39"W
L663	75.17	N37°42'40"E
L664	29.54	N36°57'24"W
L665	40.67	N61°48'42"E
L666	1.06	N04°07'27"W

DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C329	36.50'	25.00'	83°39'23"	N47°43'41"W
C330	38.52'	25.00'	88°16'59"	N54°44'57"W
C331	47.12'	30.00'	90°00'00"	N53°53'27"W
C340	19.01'	25.00'	43°34'19"	S15°55'30"W
C341	15.67'	10.00'	89°47'50"	S01°42'07"E
C342	7.00'	10.00'	40°07'35"	S66°39'49"E
C343	45.80'	50.00'	52°29'15"	S60°28'59"E
C344	15.13'	25.00'	34°41'00"	S16°53'52"E
C345	39.27'	25.00'	90°00'00"	S45°26'38"W

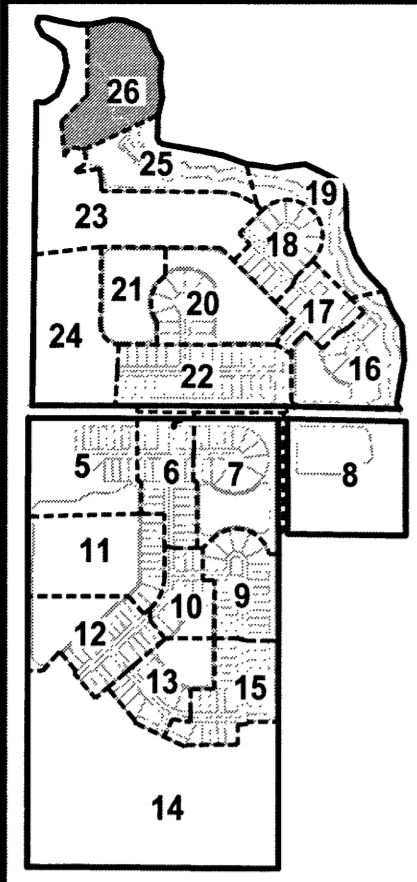
PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C230	248.15'	320.00'	44°25'50"	N67°20'27"W
C231	60.26'	370.00'	9°19'56"	N04°13'20"W
C232	27.83'	25.00'	63°46'29"	N34°44'35"E
C233	227.94'	55.00'	237°27'00"	N52°05'40"W

ZNS ENGINEERING, L.C.

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

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KEY MAP

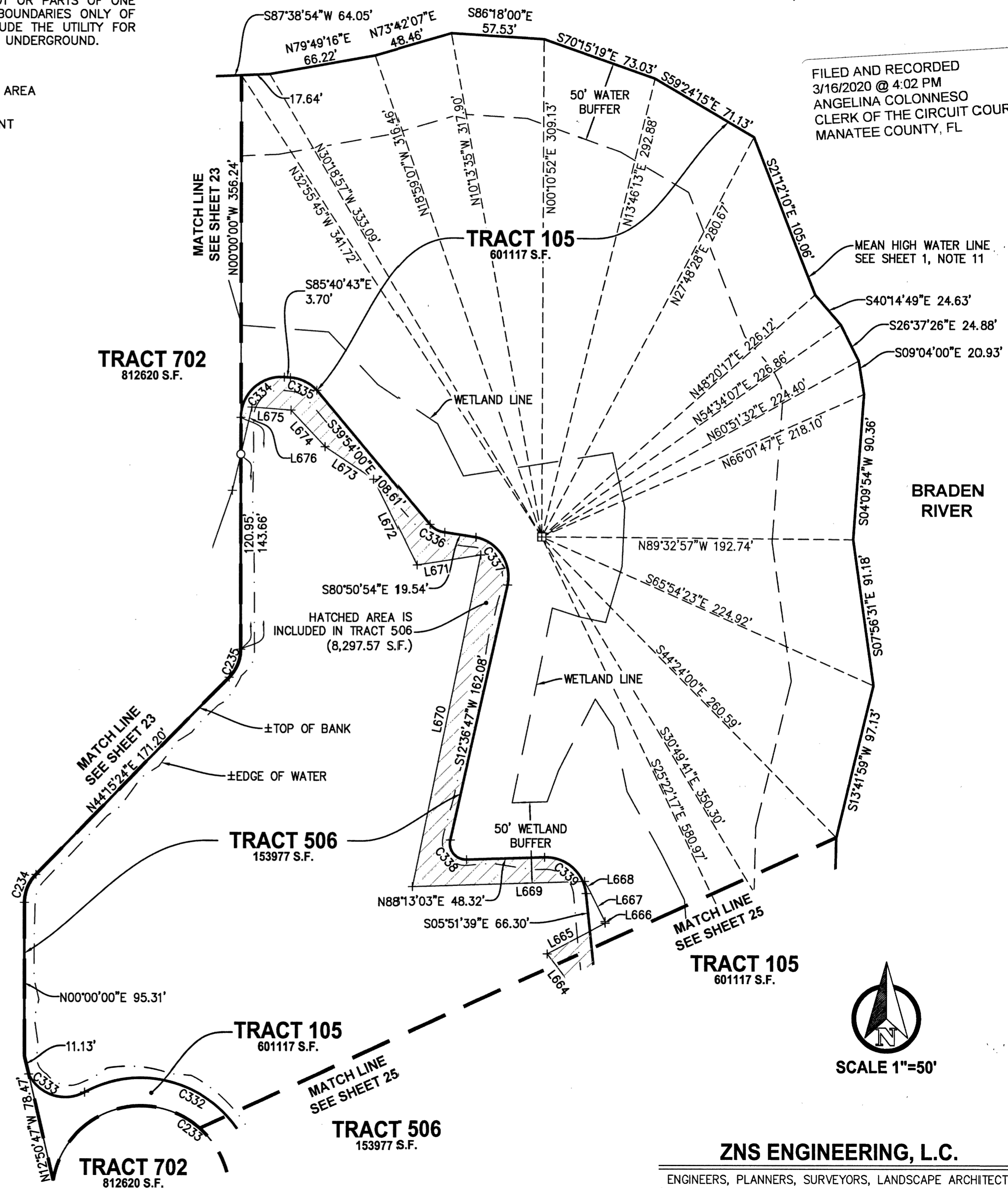
DRAINAGE EASEMENT CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C234	19.31'	25.00'	44°15'24"	S22°07'42"W
C235	19.31'	25.00'	44°15'24"	N22°07'42"E
C332	143.25'	72.25'	113°35'29"	N61°55'51"W
C333	40.58'	25.00'	92°59'51"	N72°13'40"W
C334	41.16'	25.00'	94°19'17"	N47°09'38"E
C335	18.59'	25.00'	42°36'50"	S64°22'18"E
C336	10.59'	13.10'	46°20'23"	S61°50'05"E
C337	39.41'	25.00'	90°19'43"	S33°35'18"E
C338	18.22'	10.00'	104°23'44"	S39°35'05"E
C339	37.49'	25.00'	85°55'18"	S48°49'18"E

WETLAND LINE TABLE		
LINE #	LENGTH	DIRECTION
L664	29.54	N36°57'24"W
L665	40.67	N61°48'42"E
L666	1.06	N04°07'27"W
L667	20.82	N26°23'43"W
L668	7.15	N29°02'27"W
L669	106.50	S88°13'03"W
L670	209.98	N11°34'34"E
L671	39.81	S81°09'07"W
L672	59.53	N26°24'01"W
L673	36.28	N56°05'31"W
L674	30.89	N43°03'53"W
L675	24.30	N85°40'43"W
L676	29.89	S13°06'48"W

PARCEL CURVE DATA				
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING
C233	227.94'	55.00'	237°27'00"	N52°05'40"W
C234	19.31'	25.00'	44°15'24"	S22°07'42"W
C235	19.31'	25.00'	44°15'24"	N22°07'42"E

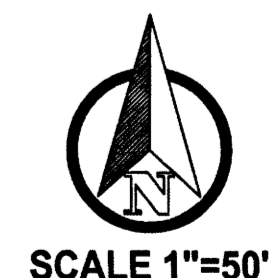
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FILED AND RECORDED
3/16/2020 @ 4:02 PM
ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FL

"Exhibit A"



ZNS ENGINEERING, L.C.
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 - 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

10



Mr. Scott Pevy
Manatee County

RE: Evergreen – Lift Station fencing material

To Whom It May Concern,

As you are aware D.R. Horton, Inc. as sole member through SFTEN, LLC is the property owner and home builder at the Evergreen community and are seeking approval to revise both the north and south lift stations perimeter fencing from Manatee County standard vinyl coated chain link fence with matching slats to 6' tall white or tan PVC fence material. The fence and gate dimensions will remain the same as approved within the construction plans.

Please accept the below authorized member's signature on behalf of D.R. Horton, Inc. as the property owner through SFTEN, LLC, it is our desire to change the lift station fence to 6' PVC and the maintenance of such and upon completion and acceptance will convey any maintenance obligation to the Community Development District as an acknowledgement of such.

Please accept the below authorized member's signature on behalf of the Evergreen Community Development District who is accepting the maintenance obligations for the fence in perpetuity as an acknowledgement of such.

We further acknowledge that any notification from Manatee County requiring maintenance of the fence must be completed within 30 days and the contact person for such notifications will be Ryan Zook (813) 399-2669 at 12602 Telecom Drive, Tampa, FL 33637. Feel free to contact us with any questions regarding this matter.

Mr. John E. Snyder
Vice President of Land

Mr. Ryan Zook
Member

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

11

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2020**

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 46,712	\$ -	\$ -	\$ 46,712
Investments				
Revenue	-	1,817	-	1,817
Reserve	-	577,100	-	577,100
Construction	-	-	1,779,743	1,779,743
Total assets	<u>\$ 46,712</u>	<u>\$ 578,917</u>	<u>\$ 1,779,743</u>	<u>\$ 2,405,372</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Landowner	\$ 1,732	\$ -	\$ -	\$ 1,732
Landowner advance	5,500	-	-	5,500
Total liabilities	<u>7,232</u>	<u>-</u>	<u>-</u>	<u>7,232</u>
Fund balances:				
Restricted for				
Debt service	-	578,917	-	578,917
Capital projects	-	-	1,779,743	1,779,743
Unassigned	39,480	-	-	39,480
Total fund balances	<u>39,480</u>	<u>578,917</u>	<u>1,779,743</u>	<u>2,398,140</u>
Total liabilities and fund balances	<u>\$ 46,712</u>	<u>\$ 578,917</u>	<u>\$ 1,779,743</u>	<u>\$ 2,405,372</u>

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 98,030	\$ 98,030	100%
Landowner contribution	-	4,932	-	N/A
Total revenues	<u>-</u>	<u>102,962</u>	<u>98,030</u>	105%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,153	6,000	36%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	557	8,646	20,000	43%
Engineering	-	-	1,500	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee	3,750	3,750	5,500	68%
Telephone	16	150	200	75%
Postage	-	15	500	3%
Printing & binding	42	375	500	75%
Legal advertising	150	653	1,500	44%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	19	200	500	40%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	200	0%
Total professional & administrative	<u>8,617</u>	<u>58,572</u>	<u>98,030</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(8,617)	44,390	-	
Fund balances - beginning	48,097	(4,910)	-	
Fund balances - ending	<u>\$ 39,480</u>	<u>\$ 39,480</u>	<u>\$ -</u>	

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 216,219	\$ 577,100	37%
Interest	3	4,727	-	N/A
Total revenues	<u>3</u>	<u>220,946</u>	<u>577,100</u>	38%
EXPENDITURES				
Debt service				
Interest	-	422,828	422,828	100%
Total debt service	<u>-</u>	<u>422,828</u>	<u>422,828</u>	100%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	3	(201,882)	154,272	-131%
OTHER FINANCING SOURCES/(USES)				
Transfer out	(3)	(4,164)	-	N/A
Total other financing sources	<u>(3)</u>	<u>(4,164)</u>	<u>-</u>	N/A
Net change in fund balances	-	(206,046)	154,272	
Fund balances - beginning	578,917	784,963	784,654	
Fund balances - ending	<u>\$ 578,917</u>	<u>\$ 578,917</u>	<u>\$ 938,926</u>	

**EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 9	\$ 13,256
Total revenues	9	13,256
EXPENDITURES		
Capital outlay	-	48,425
Total expenditures	-	48,425
Excess/(deficiency) of revenues over/(under) expenditures	9	(35,169)
OTHER FINANCING SOURCES/(USES)		
Transfer in	3	4,164
Total other financing sources/(uses)	3	4,164
Net change in fund balances	12	(31,005)
Fund balances - beginning	1,779,731	1,810,748
Fund balances - ending	\$ 1,779,743	\$ 1,779,743

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

12

DRAFT

**MINUTES OF MEETING
EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held a Telephonic Public Meeting on May 1, 2020, at 10:00 a.m., at **1-888-354-0094, CONFERENCE ID 8518503.**

Present at the meeting, via telephone, were:

Ryan Zook	Chair
John Snyder	Vice Chair
Anne Mize	Assistant Secretary
Hal Lutz	Assistant Secretary
Greg Mundell	Assistant Secretary

Also present, via telephone, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates LLC
Tucker Mackie	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:36 a.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Orders 20-69 and 20-112, which allow local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the telephone number, conference ID, District Manager’s contact information and the meeting agenda were posted on the District’s website.

All Supervisors were present, via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

38 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2020-09, Approving Proposed Budgets for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

39
40
41
42
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45
46
47 Ms. Cerbone presented Resolution 2020-09. She reviewed the proposed Fiscal Year
48 2021 budget highlighting line item increases, decreases and adjustments, compared to the
49 Fiscal Year 2020 budget, and explained the reasons for any adjustments. In Fiscal Year 2021,
50 the District would have on and off-roll assessments. Ms. Mize provided the correct unit counts
51 for the 40' and 50' lots; however, the overall total number of units did not change. Ms.
52 Cerbone stated that Staff would be advised of the correct numbers; Ms. Mize would be copied
53 on correspondence.

54

55 **On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor,**
56 **Resolution 2020-09, Approving Proposed Budgets for Fiscal Year 2020/2021,**
57 **amended as necessary to update the unit count numbers, and Setting a Public**
58 **Hearing Thereon Pursuant to Florida Law for August 7, 2020 at 10:00 a.m., at**
59 **the offices of ZNS Engineering, 201 5th Avenue, Dr. E., Bradenton, Florida**
60 **34208; Addressing Transmittal, Posting and Publication Requirements;**
61 **Addressing Severability; and Providing an Effective Date, was adopted.**

62

63

64 **FOURTH ORDER OF BUSINESS**

Consideration of Matters Pertaining to District Construction Contract with Oak City South, LLC

65

66

67

68 This item was deferred to the next meeting.

69

70

71 **FIFTH ORDER OF BUSINESS**

Discussion: Exhibit of Listed Improvements and Sketch for Evergreen of Manatee County Community Association, Inc., Facility Management, Operation and Maintenance Services Agreement

72

73

74

75

76

77 Ms. Cerbone stated she corresponded with Ms. Mize about the exhibit to the
78 Maintenance Agreement. The HOA would be responsible for maintaining all CDD
79 improvements.

80

81 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of March 31, 2020**

82

83

84 Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2020.

85

86 **On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, the**
87 **Unaudited Financial Statements as of March 31, 2020, were accepted.**

88

89

90 **SEVENTH ORDER OF BUSINESS**

**Approval of March 6, 2020 Public Hearing
and Regular Meeting Minutes**

91

92

93 Ms. Cerbone presented the March 6, 2020 Public Hearing and Regular Meeting Minutes.

94

95 **On MOTION by Ms. Mize and seconded by Mr. Zook, with all in favor, the**
96 **March 6, 2020 Public Hearing and Regular Meeting Minutes, as presented,**
97 **were approved.**

98

99

100 **EIGHTH ORDER OF BUSINESS**

Staff Reports

101

102 **A. District Counsel: *Hopping Green & Sams, P.A.***

103 There being no report, the next item followed.

104 **B. District Engineer: *ZNS Engineering, L.C.***

105 There being no report, the next item followed.

106 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

107 Ms. Cerbone reported the following:

108 **I. 0 Registered Voters as of April 15, 2020**

109 **II. NEXT MEETING: June 5, 2020 at 10:00 a.m.**

110 **○ QUORUM CHECK**

111 The next meeting, scheduled for June 5, 2020, would be canceled if not necessary.

112 **NINTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

113

114 There being no Board Members' comments or requests, the next item followed.

115

116 **TENTH ORDER OF BUSINESS** **Public Comments**

117

118 There being no public comments, the next item followed.

119

120 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

121

122 There being nothing further to discuss, the meeting adjourned.

123

124 **On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, the**
125 **meeting adjourned at 10:52 a.m.**

126

127

128

129

130

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

131
132
133
134
135
136

Secretary/Assistant Secretary

Chair/Vice Chair

EVERGREEN

COMMUNITY DEVELOPMENT DISTRICT

13C

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE****LOCATION***offices of ZNS Engineering, 201 5th Ave. Dr. E., Bradenton, Florida 34208*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2019	Regular Meeting	10:00 AM
November 1, 2019	Regular Meeting	10:00 AM
December 6, 2019	Regular Meeting	10:00 AM
January 3, 2020 CANCELED	Regular Meeting	10:00 AM
February 7, 2020 CANCELED	Regular Meeting	10:00 AM
March 6, 2020	Public Hearing & Regular Meeting	10:00 AM
April 3, 2020 CANCELED	Regular Meeting	10:00 AM
May 1, 2020	Telephonic Public Meeting	10:00 AM
June 5, 2020 CANCELED	Regular Meeting	10:00 AM
July 10, 2020* CANCELED	Regular Meeting	10:00 AM
August 7, 2020	Telephonic Public Hearing & Meeting	10:00 AM
September 4, 2020	Regular Meeting	10:00 AM

Exception

* July meeting date is one week later to accommodate Independence Day Holiday