

Everlands  
Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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**PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                                      | <b>FISCAL YEAR<br/>2022/2023<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O&M Assessments                      | 100,000                                     |
| Developer Contribution               | 0   |
| Debt Assessments                     | 189,570                                     |
| Interest Income                      | 0   |
| <b>TOTAL REVENUES</b>                | <b>\$ 289,570</b>                           |
| <b>EXPENDITURES</b>                  |   |
| Supervisor Fees                      | 0   |
| Engineering/Inspections              | 3,500                                       |
| Management                           | 37,080                                      |
| Legal                                | 20,000                                      |
| Assessment Roll                      | 7,500                                       |
| Audit Fees                           | 4,400                                       |
| Arbitrage Rebate Fee                 | 0   |
| Insurance                            | 5,500                                       |
| Legal Advertisements                 | 2,000                                       |
| Miscellaneous                        | 2,045                                       |
| Postage                              | 300   |
| Office Supplies                      | 1,250                                       |
| Dues & Subscriptions                 | 175   |
| Trustee Fees                         | 4,250                                       |
| Continuing Disclosure Fee            | 1,000                                       |
| Miscellaneous Maintenance            | 5,000                                       |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 94,000</b>                            |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 195,570</b>                           |
| Bond Payments                        | (178,196)                                   |
| <b>BALANCE</b>                       | <b>\$ 17,374</b>                            |
| County Appraiser & Tax Collector Fee | (5,791)                                     |
| Discounts For Early Payments         | (11,583)                                    |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                                      | FISCAL YEAR<br>2020/2021<br>ACTUAL | FISCAL YEAR<br>2021/2022<br>BUDGET | FISCAL YEAR<br>2022/2023<br>BUDGET | COMMENTS  |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| <b>REVENUES</b>                      |                                    |                                    |                                    |   |
| O&M Assessments                      | 0                                  | 0                                  | 100,000                            | Expenditures/.94                                  |
| Developer Contribution               | 84,322                             | 84,475                             | 0                                  |   |
| Debt Assessments                     | 0                                  | 0                                  | 189,570                            | Bond Payments/.94                                 |
| Interest Income                      | 12                                 | 0                                  | 0                                  |   |
|                                      |                                    |                                    |                                    |   |
| <b>TOTAL REVENUES</b>                | <b>\$ 84,334</b>                   | <b>\$ 84,475</b>                   | <b>\$ 289,570</b>                  |   |
|                                      |                                    |                                    |                                    |   |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |   |
| Supervisor Fees                      | 0                                  | 0                                  | 0                                  |   |
| Engineering/Inspections              | 11,330                             | 2,500                              | 3,500                              |   |
| Management                           | 36,000                             | 36,000                             | 37,080                             | CPI Increase (Capped At 3%)                       |
| Legal                                | 18,848                             | 20,000                             | 20,000                             |   |
| Assessment Roll                      | 0                                  | 7,500                              | 7,500                              | As Per Contract                                   |
| Audit Fees                           | 0                                  | 4,000                              | 4,400                              | For Fiscal Year 2021/2022 Audit                   |
| Arbitrage Rebate Fee                 | 0                                  | 0                                  | 0                                  | 2021 Bond Qualifies For Small User Exception      |
| Insurance                            | 5,000                              | 5,500                              | 5,500                              | Insurance Estimate                                |
| Legal Advertisements                 | 7,465                              | 6,000                              | 2,000                              | \$4,000 Decrease From 2021/2022 Budget            |
| Miscellaneous                        | 479                                | 1,000                              | 2,045                              |   |
| Postage                              | 294                                | 300                                | 300                                |   |
| Office Supplies                      | 448                                | 1,500                              | 1,250                              |   |
| Dues & Subscriptions                 | 175                                | 175                                | 175                                | Annual Fee Due Department Of Economic Opportunity |
| Trustee Fees                         | 0                                  | 0                                  | 4,250                              | Trustee Fees                                      |
| Continuing Disclosure Fee            | 0                                  | 0                                  | 1,000                              | Continuing Disclosure Fee                         |
| Miscellaneous Maintenance            | 0                                  | 0                                  | 5,000                              | Miscellaneous Maintenance                         |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 80,039</b>                   | <b>\$ 84,475</b>                   | <b>\$ 94,000</b>                   |   |
|                                      |                                    |                                    |                                    |   |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 4,295</b>                    | <b>\$ -</b>                        | <b>\$ 195,570</b>                  |   |
|                                      |                                    |                                    |                                    |   |
| Bond Payments                        | 0                                  | 0                                  | (178,196)                          | 2023 P & I Payments Less Earned Interest          |
|                                      |                                    |                                    |                                    |   |
| <b>BALANCE</b>                       | <b>\$ 4,295</b>                    | <b>\$ -</b>                        | <b>\$ 17,374</b>                   |   |
|                                      |                                    |                                    |                                    |   |
| County Appraiser & Tax Collector Fee | 0                                  | 0                                  | (5,791)                            | Two Percent Of Total Assessment Roll              |
| Discounts For Early Payments         | 0                                  | 0                                  | (11,583)                           | Four Percent Of Total Assessment Roll             |
|                                      |                                    |                                    |                                    |   |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ 4,295</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |   |

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                            | FISCAL YEAR<br>2020/2021<br>ACTUAL | FISCAL YEAR<br>2021/2022<br>BUDGET | FISCAL YEAR<br>2022/2023<br>BUDGET | COMMENTS                          |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <b>REVENUES</b>            |                                    |                                    |                                    |                                   |
| Interest Income            | 0                                  | 0                                  | 25                                 | Projected Interest For 2022/2023  |
| Developer Contribution     | 0                                  | 0                                  | 0                                  |                                   |
| NAV Tax Collection         | 0                                  | 0                                  | 178,196                            | Maximum Debt Service Collection   |
| <b>Total Revenues</b>      | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ 178,221</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>EXPENDITURES</b>        |                                    |                                    |                                    |                                   |
| Principal Payments         | 0                                  | 0                                  | 70,000                             | Principal Payment Due In 2023     |
| Interest Payments          | 0                                  | 0                                  | 105,921                            | Interest Payments Due In 2023     |
| Bond Redemption            | 0                                  | 0                                  | 2,300                              | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ 178,221</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ -</b>                        | <b>\$ -</b>                        | <b>\$ -</b>                        |                                   |

**Series 2021 Bond Information**

|                           |               |                                 |                           |
|---------------------------|---------------|---------------------------------|---------------------------|
| Original Par Amount =     | \$3,200,000   | Annual Principal Payments Due = | December 15th             |
| Interest Rate =           | 2.20% - 4.00% | Annual Interest Payments Due =  | June 15th & December 15th |
| Issue Date =              | October 2021  |                                 |                           |
| Maturity Date =           | December 2051 |                                 |                           |
| <br>                      |               |                                 |                           |
| Par Amount As Of 1/1/22 = | \$3,200,000   |                                 |                           |

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

|  | Original<br>Projected<br>Assessment* | Fiscal Year<br>2020/2021<br>Assessment* | Fiscal Year<br>2021/2022<br>Assessment* | Fiscal Year<br>2022/2023<br>Projected Assessment* |
|--|--------------------------------------|---|---|---|
| O & M For Single Family 50' - 2021 Project             |                                      | \$ -                                    | \$ -                                    | \$ 99.81  |
| Debt For Single Family 50' - 2021 Project              | \$ 1,170.17                          | \$ -                                    | \$ -                                    | \$ 1,170.19                                       |
| <b>Total For Single Family Residential</b>             | <b>\$ 1,170.17</b>                   | <b>\$ -</b>                             | <b>\$ -</b>                             | <b>\$ 1,270.00</b>                                |
| O & M For Expansion Area (840 Units)                   |                                      | \$ -                                    | \$ -                                    | \$ 99.81  |
| Debt For Expansion Area                                | \$ -                                 | \$ -                                    | \$ -                                    | \$ -  |
| <b>Total For Single Family Residential (840 Units)</b> | <b>\$ -</b>                          | <b>\$ -</b>                             | <b>\$ -</b>                             | <b>\$ 99.81</b>                                   |

\* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Assessed To 1,002 Units

Debt Assessed To 162 Units

Community Information

1,002 Total Units

2021 Project

Single Family 50' : 162 Units